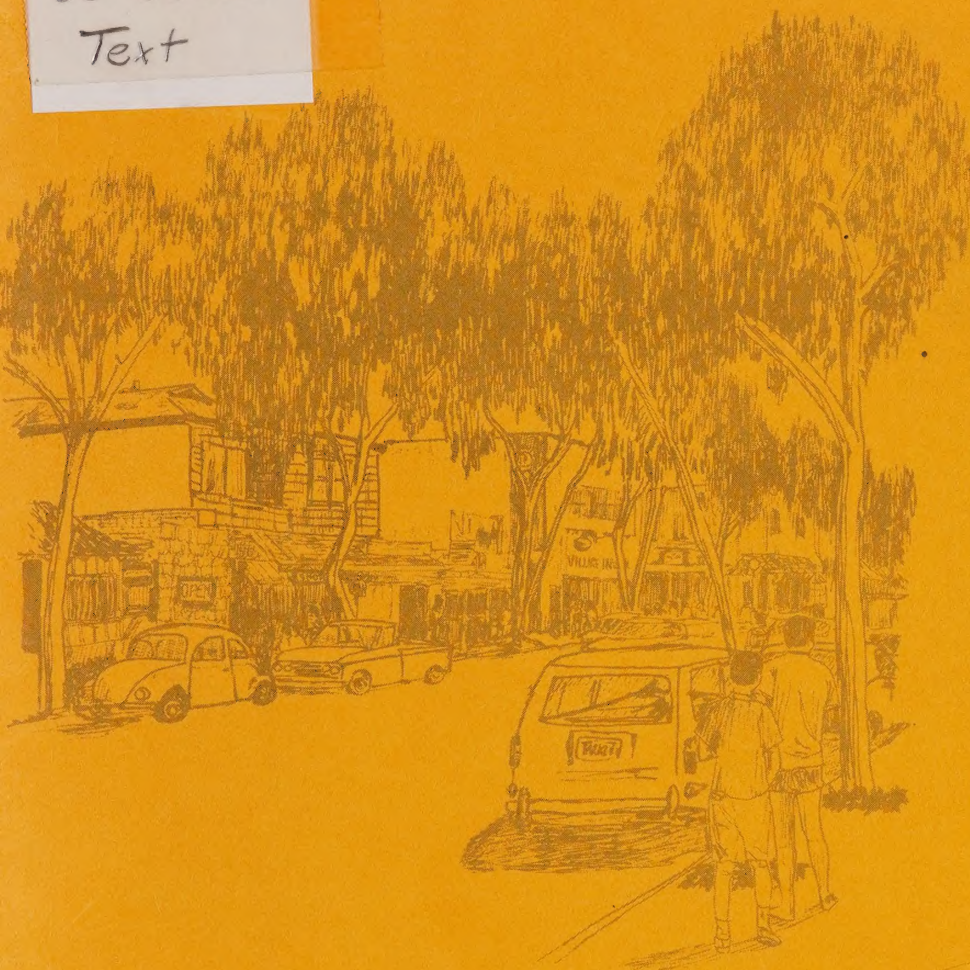


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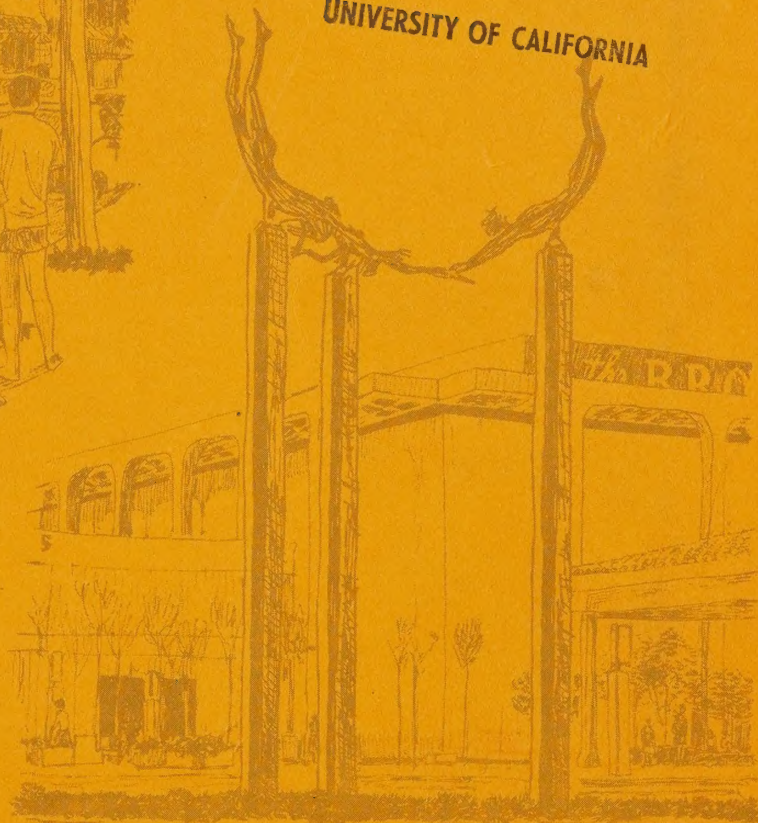
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LAND USE ELEMENT

NEWPORT BEACH GENERAL PLAN

LAND USE ELEMENT
OF THE CITY OF NEWPORT BEACH GENERAL PLAN

ADOPTED AND RECOMMENDED FOR APPROVAL
BY THE PLANNING COMMISSION
JANUARY 10, 1985

ADOPTED BY THE CITY COUNCIL
FEBRUARY 11, 1985

TEXT INCORPORATES AMENDMENTS THROUGH
OCTOBER 24, 1983
and
GENERAL PLAN AMENDMENT 85-1(A)
(Adopted February 11, 1985)

INTRODUCTION

The Land Use Element of the Newport Beach General Plan is a long-range guide to the development and use of all lands within the Newport Beach planning area, including both private and public projects. Although streets and highways are technically a use of land, they are not included since the street system is the subject of the Circulation Element. The Land Use Element includes this report and the accompanying map entitled "Land Use Plan".

The Land Use Element should be regarded as an expression of public policy for land development. As such, it represents the "desirable" pattern for the ultimate, full development of the City of Newport Beach as determined at this point in time. As new information becomes available, or circumstances change, the Land Use Element may need to be amended. Thus, the Land Use Element is not a final "picture" of the future City of Newport Beach; it is an expression of what is desired for the future based on today's knowledge and circumstances, and, as such, is part of a continuous planning process requiring continuing research, policy review, and revisions of the Land Use Element. Such revisions of the Land Use Element must be made only after thorough study indicates the desirability of a revision.

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GENERAL DESCRIPTION OF THE LAND USE PLAN

OVERALL CITY FORM

The City of Newport Beach has developed as a grouping of small communities or "villages", primarily due to the natural geographic form of the bay, which provides both physical division and unity, in a sense of a common, shared natural resource. Many of the newer developments, located inland from the bay, have been based on a "Planned Community" concept, resulting in a furtherance of the village form even where no major geographic division exists. The general character of most of these village areas is low-density residential and low-intensity commercial development, although there are a few areas of more intensive development providing both visual interest and activity centers.

The Land Use Element proposes that the City build on this existing "grouping of villages" form and character, and, where possible, strengthen both the physical identity and functional efficiency of this form through such means as:

- 1) Use of open space corridors and buffers;
- 2) Assuring harmonious groupings of land uses in each village area;
- 3) Encouraging the development of an individual character for each village area, rather than attempting a city-wide, monotonous conformity;
- 4) Provision of neighborhood commercial centers within or adjacent to the village areas;
- 5) Provision for public and semi-public facilities (schools, parks, churches, etc.) within each village area;
- 6) Controlling residential development (as discussed herein and in the Housing Element);
- 7) Controlling the intensity of commercial uses (as discussed below).

The City shall encourage the formation of independent municipal advisory groups within each of the villages that go to make up the City, and the City will cooperate with such village representatives for the improvement of the environment and physical facilities within its villages.

ZONING/GENERAL PLAN CONSISTENCY

The Government Code Section 65860 states (in part) that the Zoning Ordinance shall be consistent with the General Plan as follows:

"65860. (a) County or city zoning ordinances shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if:

"(i) The city or county has officially adopted such a plan, and

"(ii) The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses and programs specified in such a plan.

"(b) Any resident or property owner within a city or a county, as the case may be, may bring an action in the superior court to enforce compliance with the provisions of subdivision (a). Any such action or proceedings shall be governed by Chapter 2 (commencing with Section 1084) of Title 1 of Part 3 of the Code of Civil Procedure. Any action or proceedings taken pursuant to the provisions of this subsection must be taken within 90 days of the enactment of any new zoning ordinance or the amendment of any existing zoning ordinance as to said amendment or amendments.

"(c) In the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to such a plan, or to any element of such a plan, such zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended."

As indicated in Subsection (a) of the passage above, zoning and General Plan consistency is defined in terms of the compatibility of zoning with the objectives and uses specified in the General Plan. This concept of "compatibility" allows for greater flexibility for interpretation than the term "consistency" in its strictest sense. Consequently, in certain cases zoning may be determined to be consistent with the General Plan on the basis of compatibility with its long-range objectives. It shall be the policy of the City of Newport Beach to seek the highest degree of consistency between the Zoning Ordinance and the General Plan, while recognizing that absolute conformity at any one point in time may not be feasible or desirable.

MAJOR LAND USE PLAN DESIGNATIONS

The Land Use Plan illustrates the proposed use and development of all lands in four major categories:

- 1) Residential
- 2) Commercial
- 3) Industrial
- 4) Public, Semi-Public,
and Institutional

These major categories are then broken down into sub-categories, as described below. The uses included should be considered as predominant, proposed uses. It is recognized that in many cases there are existing uses that do not fit the designation. The Land Use Element does not propose that these nonconforming uses be phased out, except where specifically discussed.

In some cases a mixture of two or more types of land use may be desirable. This is indicated by alternating stripes of the appropriate coding colors. For example, the Cannery Village area is designated for a mixture of General Industry with Recreational and Marine Commercial; other areas are designated for a mixture of Retail and Service Commercial with Administrative, Professional, and Financial Commercial.

Certain areas have been designated for further, more-detailed study, leading to the development of Specific Area Plans for physical improvement. These Specific Area Plans may include local street pattern revisions, parking areas, public improvements in the street, rights-of-way (such as landscaping, lighting, street furniture, signs) and architectural design standards and criteria for private development. An example of what can be accomplished with architectural design standards and criteria is the Marine Avenue commercial district on Balboa Island; although this was accomplished by cooperation of the property owners in the area, City participation will be required to effect similar improvements in other areas. Within areas designated for a Specific Area Plan, existing zoning should not be considered inconsistent with the General Plan objectives since the Specific Area Plan will replace the existing zoning, and since the Site Plan Review requirement will, in the interim, help to assure the accomplishment of General Plan objectives.

Certain areas have been designated for open space with alternative uses in case the preservation of the area as open space proves infeasible. These areas are bounded by a "dot and dash" line, with the alternate use shown by colored dots.

"Location of Structures" - In the discretionary review of projects, no structures shall be sensitive areas, as determined by the Planning Commission or City Council:

1. Environmentally sensitive habitat areas
2. Coastal Bluffs
3. Blufftop setback areas
4. Riparian areas
5. Geologic hazard areas
6. Residential development areas impacted by noise levels of 65 CNEL or greater.
7. Floodplain areas
8. Natural slope areas greater than two to one (2:1) and greater than 25 feet in height.

RESIDENTIAL

Areas designated residential are to be predominantly used for dwelling units, however, there are certain community service uses (such as schools, churches, civic organization buildings, clubhouses, and recreational facilities) which, with proper location and design, are appropriate uses within areas with a residential designation.

Although the Land Use Element does address itself to residential housing types and the harmonious grouping of land uses, it does not specifically discuss development standards at the scale of the individual lot. Clearly definable problems remain unsolved in the older residential sections of the City. These detailed problems will be resolved when new development standards for parking and outdoor living areas, setbacks, etc. are developed in conjunction with the review and revision of the Zoning Ordinance. These new development standards will be based on the adopted General Plan objectives and policies.

GENERAL CITY-WIDE RESIDENTIAL ZONING POLICIES

Following are the general City-wide residential zoning policies for the City of Newport Beach:

1. For individual properties, the allowable density shall be as specified on the Land Use Plan Map and further defined in the Land Use Element text. Properties designated "multi-family residential" may exceed 15 DUs per buildable acre where specifically authorized by the text.
2. Further residential development shall be prohibited in all commercial and industrial zones, except where zoning districts are established which permit a mixture.
3. The size of all future residential buildings shall be governed through use of floor area ratios, lot coverage limits, and building bulk regulation. Regulations, including revised zoning, shall be developed for each area to enhance the character of residential neighborhoods and to provide outdoor living area and landscaping.
4. Variances for additional units on undersized lots shall not be granted.
5. Standards for provisions of adequate off-street parking for all residential uses shall be adopted.

The residential growth resulting from the policies for each section of the City, when aggregated to overall City totals, result in a total of approximately 40,334 dwelling units, with an estimated population of approximately 88,910.

ESTIMATED CITY-WIDE DWELLING UNIT AND
POPULATION LEVELS BASED ON THE RESIDENTIAL ZONING POLICIES

	Total No. of Dwelling Units ¹	Single Family Detached	Multi- Family ²	Mobile Home ³	Popu- lation ⁴
As of 1/1/85	32,456	17,634 (54%)	13,838 (43%)	984 (3%)	66,038
General Plan ⁵ Projections	40,334	18,015 (45%)	21,749 (54%)	570 (1.4%)	88,910

¹Includes all permanent units and mobile homes; does not include rooms in hotels, motels or convalescent hospitals.

²Includes all units where two or more units occupy one lot.

³Includes mobile homes in mobile home parks intended for permanent residents.

⁴Estimated population in permanent dwelling units. Projected population estimates are based on a "No Vacancy" assumption, thus representing maximum population. The actual resulting population may be slightly lower.)

⁵Includes incorporated City area, plus unincorporated areas: Beeco Property, Superior Avenue Triangle, and Santa Ana Heights.

Low Density Residential:

Included in this sub-category are detached residences, as well as attached residences constructed on individual lots with varying densities up to a maximum density of four dwelling units per buildable acre.

Medium Density Residential:

This sub-category includes residential developments (attached or detached) of more than four dwelling units per buildable acre with a maximum density of ten dwelling units per buildable acre.

Two Family Residential:

This sub-category includes residences where two dwelling units are constructed on one lot, either attached or detached.

Multiple Family Residential:

This sub-category includes residences where three or more dwelling units are constructed on one lot. Also included are "row houses" where the density exceeds ten dwelling units per buildable acre.

Note: "Buildable Acreage" is defined as follows: Buildable acreage includes the entire site, less areas with a slope greater than two to one, and less any acre required to be dedicated to the City for park purposes and any perimeter open space; further, buildable acreage shall not include any area to be used for street purposes. Additionally, at the time the Planning Commission and/or City Council review a Planned Community development plan, tentative map, and/or environmental documentation for a particular project, consideration shall be given to deleting certain sensitive areas from the calculation of the total number of residential units or square footage of commercial development to be allowed on a site as follows:

Floodplain areas.

COMMERCIAL

Areas designated commercial are to be predominantly used for the conduct of private business ventures; however, there are certain non-business uses, such as post offices and public parking, which are appropriate in commercially-designated areas.

The intensity of commercial development in all areas will be controlled through use of a "floor area ratio" ordinance, which will be developed after more detailed study of each commercial area.

Retail and Service Commercial:

It is intended that business uses in this category be limited to retail sales, personal and professional services, hotels and motels, and commercial recreation, with offices permitted only if they are ancillary to, and on the same lot as, another primary use which provides goods or services directly to the public. In those areas designated as Retail and Service Commercial only, separate corporate office buildings would be prohibited in order to (1) assure continuity of shopping and contiguity of mutually-supportive businesses, and (2) limit the potential traffic volumes in those areas (large office buildings are heavy traffic generators; this office traffic may interfere with shopping traffic, adversely affecting the economic viability of commercial areas). In other areas, where appropriate, a mixture of Retail and Service Commercial and Administrative, Professional and Financial/Commercial is indicated on the Land Use Plan.

Administrative, Professional and Financial Commercial:

Included in this category are offices (either ancillary or separate), services, hotels and motels, and convalescent homes, with some limited retail uses (such as restaurants) which are supportive of the predominant uses.

Recreational and Marine Commercial:

Included in this category are marinas, boat and marine supply sales, boat repair and servicing, sport fishing establishments, restaurants, specialty shops, hotels, and motels, with offices permitted only if they are ancillary to, and on the same lot as, another primary use. Separate corporate office buildings would be prohibited for the reasons listed under Retail and Service Commercial and to preserve those unique sites, generally adjacent to the bay, most suited for recreational commercial use. (Also, recreational commercial uses usually provide public physical and/or visual access to the bay, whereas office buildings generally do not.) Where inconsistencies between existing zoning and the Recreational and Marine Commercial designation occur, except in area designated for a Specific Area Plan, properties will be rezoned to a yet to be created Recreational and Marine Commercial District.

INDUSTRIAL

Areas designated industrial are to be predominantly used for research, development, or manufacture of products; however, certain nonindustrial uses, such as professional services, warehouses, fire stations, and utility substations are appropriate.

General Industry:

This sub-category includes research, development, and manufacturing firms, professional services (such as architecture or engineering), warehouses and wholesale sales, with retail sales only if the retail sales are ancillary to, and on the same lot, as another primary industrial or professional service use. Separate office buildings will be permitted within areas designated General Industry only where the zoning ordinance allows this use.

PUBLIC, SEMI-PUBLIC AND INSTITUTIONAL

Areas designated public, semi-public, and institutional are to be predominantly used for publicly-owned facilities and open space, or privately-owned facilities of an open space nature which are open to use by the general public; however, certain non-public and non-open space facilities, such as country clubs, may be appropriate. (Many existing and proposed public

facilities and parks are too small to be designated on the Land Use Plan; these will be dealt with in the Community Facilities Element and the Recreation and Open Space Element.)

While the Land Use Plan designates both publicly and privately-owned properties as "open space," as required by the State Government Code, it is recognized that privately-owned property cannot legally be zoned as open space unless the City intends to purchase the property immediately, or unless the property owner agrees to the open space zoning. Therefore, the privately-owned properties designated as open space on the Land Use Plan must be zoned for some legitimate development until such time as (1) an agreement is reached with the property owner for rezoning to open space, or (2) the City, or other governmental agency, is ready to purchase the land or an open space easement over the land.

Governmental, Educational, and Institutional Facilities:

This sub-category includes the City Hall, the City Yard, fire stations, libraries, reservoirs, utility sub-stations, schools, etc.

Recreational and Environmental Open Space:

This sub-category includes major parks, wildlife refuges, golf courses, bluffs, canyons and beaches.

Wherever the zoning of private property designated as open space by the Land Use Element is inconsistent with said element, it is the intent of the City to seek the agreement of property owners for rezoning to the open space district, or to seek public acquisition of such open space areas. No changes in land use on property designated for open space purposes shall be permitted which are not consistent with the policies and objectives of the General Plan.

LAND USE SUMMARY

The following chart illustrates the comparison between the existing and proposed ultimate land use composition of the Newport Beach planning area.

	January 1, 1973		Projected (Based on Land Use Plan)	
	Acres ¹	Percent of Total	Acres	Percent of Total
Residential	4,174	51%	4,807	59%
Commercial	617	7%	1,386	17%
Industrial	315	4%	302	4%
Public and Institutional	585	7%	1,616	20%
Vacant	2,538	31%	---	---
Total ²	8,229	100%	8,111	100%

¹Gross acres, including net area plus interior streets and one-half of the perimeter streets, does not include public waterways or beaches.

²Does not include public waterways, tidal lands or beaches.

MAJOR LAND USE PROPOSALS FOR EACH AREA

Following is an area-by-area discussion of the land use proposals for each section of the Newport Beach planning area.

WEST NEWPORT AREA (STATISTICAL DIVISION A)

For planning purposes, the West Newport area is defined as including all of the land within the current City boundaries west of 19th Street, the bay, and Newport Boulevard north of Coast Highway, including the unincorporated "island" area north of the Coast Highway. Any development within this area should be developed in accordance with any future flood plain standards.

Policies for Statistical Division A

Following are the major policies for the West Newport Area Statistical Division A by Statistical Area.

Unincorporated Area (Statistical Area A1)

1. The 350 acre area, not included in GPA 79-1, is designated for 2,104 dwelling units.
2. The 75 acre area, included in GPA 79-1, adjacent to the Newport-Banning Ranch (GPA 81-1) is designated for low density residential uses not to exceed 4 DU's per buildable acre.
3. The 25 acre area, included in the Newport-Banning Ranch P.C. (GPA 81-1) is designated for multi-family residential at 11.5 DU's/acre (± 18.75 acres) and industrial/office (± 6.25 acres) uses consistent with the adopted P.C. development plan. (See discussion on Statistical Area A2.)
4. The Newport Terrace site is designated for 284 dwelling units.

Areas 1 and 2 (± 425 acres) are designated as a Specific Area Plan on the Land Use Plan. This will permit the development of an overall plan for the area after completion of investigation of economic and physical feasibility of a small craft harbor in the low lands area extending northward into Costa Mesa.

Such a harbor, if feasible, would provide full marina, marine service, and commercial recreational facilities. In addition, a public riding and hiking trail and parking area is proposed as part of the County-wide Santa Ana Greenbelt Project. The remainder of the land would be used for residential development as discussed in the Residential Growth Element, modified, if necessary, to relate to the overall harbor plan. The same number of units would be permitted, but the housing type and density would change. However, no individual development would be permitted to exceed fifteen dwelling units per buildable acre.

If the harbor is not feasible, alternative plans, including residential with associated commercial service facilities, should be considered. The property owners and the City should cooperate in the preparation of a plan for approval by the City at the time any land use proposals are made. The development shall be consistent with the criteria set forth in the General Plan.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL AREA A1

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	282	0	282	0	565
General Plan Projections	2775	1245	1530	0	6106

Hoag Hospital Area (Statistical Area A2)

1. Residential development west of Superior Avenue shall be permitted in all areas except the M-1 District.
2. Newport-Banning Ranch Planned Community

The ±75.5 gross acres (including ±25 acres in Statistical Area A1) bounded by Coast Highway, Bluff Road (Balboa Boulevard extended), 17th Street, and the developed areas of west Costa Mesa and west Newport Beach is designated as follows:

- 1) The 27.9 gross acres between Coast Highway and 15th Street is shown for Multiple-Family Residential at a maximum of 11.5 dwelling units per buildable acre. A portion of the allowed units may be transferred to the 17.3 gross acre Multiple-Family Residential site southerly of 17th Street.
- 2) The 30.3 gross acre northerly of 15th Street is designated for a mixture of Administrative, Professional and Financial Commercial/General Industry/Governmental, Educational and Institutional Facilities with a maximum of 235,600 square feet of office development and 164,400 square feet of industrial development.
- 3) The 17.3 gross acre site southerly of 17th Street is designated Multiple-Family Residential with a maximum of 11.5 dwelling units per buildable acre. Residential densities in excess of 11.5 dwelling units per buildable acre up to 15 dwelling units per buildable acre may be permitted to accommodate dwelling units transferred from

the residential site between Coast Highway and 15th Street.

The development permitted above is subject to the requirement for parks, development phasing, circulation system improvements, pedestrian bridge, view preservation, annexation, and fire station reservation specified by City Council Resolution 82-41.

3. CalTrans East:

The vacant State Highway Right-of-Way on the north side of Coast Highway near Hoag Memorial Hospital is designated Recreational and Environmental Open Space and shown for a Specific Area Plan. This area will be preserved as open space, to be used for parking, public recreational and visual-environmental purposes.

4. CalTrans West:

The site north of Coast Highway below Newport Crest is designated Multiple-Family Residential at 15 dwelling units per buildable acre subject to the requirements for access, view preservation, affordable housing, park dedication, pedestrian and bicycle easements and bridge, greenbelt and fair share contained in City Council Resolution 83-43.

5. Industrial Area Near Hoag Hospital:

The existing industrial area near Hoag Hospital will be preserved, with the provision for limited expansion of the industrial uses.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL AREA A2

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	1208	688	439	81	2184
General Plan Projections	1225	450	775	0	2637

West Newport Triangle: (Statistical Area A3)

This area, generally bounded by Superior Avenue on the east and the Newport Crest development and the City boundary on the west, has a combination of Industrial, Commercial and Residential uses. The

area west of Monrovia Avenue is designated for Industrial uses with a maximum development intensity of 1.0 times the buildable area. The area between Monrovia Avenue and Placentia Avenue, with the exception of the commercial area west of the intersection of Placentia Avenue and Superior Avenue, is designated for Multiple-Family Residential Uses. Due to historical precedents and established land use patterns which developed prior to the annexation of this area, the maximum residential density permitted is twenty (20) dwelling units per buildable area. The area between Placentia Avenue and Superior Avenue and the commercial area west of the intersection of Placentia Avenue and Superior Avenue is designated Retail and Service Commercial with a maximum development intensity of 1.0 times the buildable area.

In addition a mobile home park overlay zone will be developed that preserves the existing mobile home uses and requires discretionary review through a use permit to convert them to another type of use.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL AREA A3

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	726	4	513	209	1,042
General Plan Projections	747	--	747	--	1,584

WEST AND CENTRAL NEWPORT (STATISTICAL DIVISION B)

The Policies for this area are intended to result in: 1) A limitation on the size of buildings to preserve community character, and 2) A more rational land use pattern. It is proposed that residential development be limited to the area currently developed for residential use. Conversely, it is proposed that no further residential development be permitted in the remaining commercial and industrial zones, such as Central Newport, Cannery Village, McFadden Square, and Lido Peninsula, unless approved as part of an overall plan.

Policies for Statistical Division B

1. The Slough Area shall be rezoned to the Open Space District.
2. Variances shall not be granted for an additional unit on undersized lots.

3. No zone changes from commercial or industrial zoning to residential zoning in Central Newport shall be permitted, except for a few blocks in the area of 20th Street which are zoned C-1 and are almost entirely developed for residential use, and except that limited residential uses may be permitted with a Planned Community District application or with a special zoning district which permits a mixture of residential and commercial use. Any additional dwelling units permitted in the commercial areas will add to the Residential Growth shown below.

4. Cannery Village and McFadden Square:

The Cannery Village industrial, marine service, and specialty shop area and the McFadden Square area have been designated as a mixture of Recreational and Marine Commercial and General Industrial land use. This area shall be preserved and enhanced by: (1) prohibiting the encroachment of separate residential uses; (2) developing a Specific Area Plan to resolve existing orientation, access, and parking problems, and improving the visual environment; and (3) development of a plan and program to preserve the marine repair and service uses in the Cannery Village area.

5. Lido Peninsula:

The Lido Peninsula is a unique area of the City with a wide variety of existing and potential uses. It is particularly suited to planned development concepts if and when substantial changes in existing uses are undertaken. Meanwhile, all existing uses should be allowed to continue and be upgraded, but any substantial changes should be subject to an approved area plan.

It is desirable that the commercial area in future-planned development include marine and recreation-oriented commercial uses, with emphasis on marine repair and service uses in association with boat sales, restaurants, hotels, motels, and specialty shops. The planned development may include residential uses as well as the uses stated above. The proportion of land area devoted to existing residential use including the mobile home parks, as compared to land area devoted to other uses, should not be increased.

It is proposed that:

- 1) Existing uses be continued, and that repairs, replacements, and remodeling that upgrade and are consistent with those uses be encouraged; provided, however, that when such repairs, replacements, and remodeling enlarge the scope or change the character of such uses, a use permit shall be required; and
- 2) The Area be designated as a Planned Development District in which substantial changes in existing uses shall comply

with an area plan to be prepared by the owner(s) and approved by the City.

6. State Highway Right-of-Way:

The former State Highway Right-of-Way on the South side of Coast Highway opposite Newport Shores will be preserved as open space, to be used for parking, public recreational and visual-environmental purposes.

7. The R-3 and R-4 Lots East of the Newport Pier shall be considered with Statistical Division "D" for zoning policy studies.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION B

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	4,251	1,584	2,356	318	7,873
General Plan Projections	4,469	756	3,435	278	9,340

LIDO ISLAND AREA (STATISTICAL DIVISION C)

No changes in the Lido Island land use pattern are proposed.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION C

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	921	793	128	--	2,083
General Plan Projections	918	790	128	--	2,304

BALBOA PENINSULA AREA (STATISTICAL DIVISION D)

For planning purposes, the Balboa Peninsula area includes all of the Peninsula east of 19th Street.

The policies for Balboa Peninsula include provisions for rationalizing residential land use "patters", and limiting the size of residential structures to preserve community character.

Following are the major land use policies for the Balboa Peninsula:

Policies for Statistical Division D

1. Central Balboa Commercial Area:

It is proposed that a "core" area of commercial uses be preserved by: 1) rezoning certain blocks and portions of blocks on the fringe of the commercial district to residential; 2) prohibiting the encroachment of residential uses and separate office building uses into the remaining commercial core area (to maintain continuity of shopping, contiguity of mutually-supportive uses, and the long-range viability of commercial uses); and 3) the development of a Specific Area Plan to resolve problems of access, orientation, and parking, and to enhance the visual environment.

2. The beach and the Newport Beach Elementary School shall be rezoned to the OS - Open Space District; the City-owned property at Marinapark shall continue as a mobile home park until such time as that use is phase out, at which time the property shall be rezoned to the OS - Open Space District.

3. No variances shall be granted which would permit an additional unit on undersized lots.

4. Commercial Uses at 15th Street:

It is proposed that the commercial uses at 15th Street be maintained. These include a service station, market, and coffee shop which provide needed convenience goods and services for both the visitor and nearby residents.

Marinapark:

Marinapark shall continue as a mobile home park until such time as that use is phased out, at which time the property shall be rezoned to the OS - Open Space - District.

5. Commercial Uses on Balboa Boulevard near Island Avenue:

The property on the northerly side of Balboa Boulevard west of Island Avenue, currently zoned and developed for commercial purposes, may remain in a commercial zoning district until such time as commercial use of the property is discontinued or the

property owner requests a zone change, at which time rezoning to a residential district will be considered.

time as commercial use of the property is discontinued or the property owner requests a zone change, at which time rezoning to a residential district will be considered.

6. The R-3 and R-4 lots east of the Newport Pier shall be considered with Statistical Division "D" for Zoning Policy Studies.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION D

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	3,079	1,440	1,579	60	5,559
General Plan Projections	3,139	1,483	1,656	--	6,561

BALBOA ISLAND AREA (STATISTICAL DIVISION E)

No change from the current R-1.5 zoning is proposed.

Policies for Statistical Division E

1. The current R-1.5 district regulations shall be continued.
2. No variances shall be granted for an additional unit on undersized lots.
3. Properties may be developed with a combination of commercial and residential uses may be permitted on Marine Avenue and Agate Avenue with a use permit.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION E

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	2,218	992	1,226	--	3,853
General Plan Projections	2,224	1,003	1,221	--	4,581

IRVINE TERRACE (STATISTICAL AREA F1)

This area is essentially fully developed and stable. Therefore, no change in land use designation is proposed.

Policy for Statistical Area F1

No zone changes shall be granted for this area.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION F1

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	504	422	82	--	1,108
General Plan Projections	492	410	82	--	1,004

OLD CORONA DEL MAR AREA (STATISTICAL AREAS F2, F3 AND F4)

Policies for Statistical Areas F2, F3 and F4

The policies for Old Corona del Mar are aimed primarily at preserving community character. The only major policy for the Corona del Mar area (which includes all of the land south of the Coast Highway and the "Fifth Avenue Extension", between Jamboree Road and the Eastern City boundary) is that Buck Gully and Morning Canyon be preserved as open space. No major change in the Corona del Mar land use pattern is proposed. It is proposed that a Specific Area Plan for the preservation and enhancement of the commercial strip be

developed, including appropriate architectural design criteria and off-street parking standards.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL AREAS F2, F3 AND F4

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	3,141	1,616	1,525	--	5,784
General Plan Projections	3,972	1,032	2,942	--	8,103

"EAST" CORONA DEL MAR (STATISTICAL AREAS F5, F6, F7, and F8)

These areas are almost fully developed; however, there is some potential for residential growth resulting from a small area of R-2 zoning which is predominantly developed with single-family residences.

Policy for Statistical Areas F5, F6, F7, and F8

The R-2 Districts in this area shall remain and no zone change shall be granted which would permit an intensification of development.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL AREAS F5, F6, F7 AND F8

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	743	631	112	--	1,707
General Plan Projections	773	622	151	--	1,577

PROMONTORY BAY AREA (STATISTICAL DIVISION G)

For planning purposes the Promontory Bay Area includes Balboa Island, Harbor Island, Linda Isle, all of the land south of Coast Highway between the upper bay bridge and Jamboree Road, and the property at the southeast corner of Marine Avenue and Bayside Drive.

Policies for Statistical Division G

1. Bayside Drive and Marine Avenue:

Any development of the property at the southeast corner of Marine Avenue and Bayside Drive should assure that a view triangle, with its apex at the intersection of Marine Avenue and Bayside Drive, is maintained and that adequate public access to the bay is provided.

The appearance of structures shall be compatible with, and not offensive to, the surrounding area. In order to assure that these objectives will be reached, Planning Commission approval of the development plans will be required. If necessary, the property will be rezoned to accomplish the above.

2. No further residential development shall be permitted in any commercial district in Division G.
3. The Beacon Bay area shall remain as a residential use limited to the current level of zoning intensity.

ESTIMATED RESIDENTIAL GROWTH FOR STATISTICAL DIVISION G

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	1,024	297	727	--	1,730
General Plan Projections	1,032	246	786	--	1,992

MARINER'S MILE, BAYSHORES, NEWPORT HEIGHTS, AND CLIFFHAVEN AREA (STATISTICAL DIVISION H)

For planning purposes, this area includes all land south of the City boundary and 16th Street, from Newport Boulevard east to Dover Drive and south to the bay, and off-street parking standards.

The commercial area along Coast Highway known as Mariners' Mile has been designated as a Specific Area Plan area, in order to resolve problems of traffic conflicts, parking, and access; to enhance the visual environment; and to preserve existing marine uses.

All residential portions of this area are almost fully developed; however, the R-2 and R-3 Districts adjacent to Catalina Drive between North Newport and Beacon Street are developed with single-family residences. In addition, there is some potential for additional residential development on the Balboa Bay club property.

Policies for Statistical Division H

1. The R-2 and R-3 Districts adjacent to Catalina Drive between North Newport Boulevard and Beacon Street shall remain the same.

2. Old Newport Boulevard Area:

The existing commercial district in this area is obviously in a state of economic decline, due mainly to the problems of poor orientation and access created with the realignment of Newport Boulevard.

The area is shown for a mixture of Administrative, Professional and Financial Commercial and Retail and Service Commercial uses. It is proposed that a Specific Area Plan be developed for this area and that the City encourage redevelopment of most of the existing uses to retail, service, administrative and professional uses, possibly related to Hoag Hospital, such as: medical and professional offices, and medical technician/nursing schools, with allowance for convalescent homes and nurses' quarters. Residential uses shall be permitted in conjunction with primary commercial or office uses, subject to all other applicable development regulations.

3. Balboa Bay Club Site:

It is proposed that in keeping with the uniqueness of this harbor front site, that the City study a multiplicity of uses. The exact nature of the development will be determined by a Specific Area Plan to be prepared prior to the expiration of the current lease. Any further residential development on the Balboa Bay Club site shall be permitted only in accordance with a plan to be approved by the City.

4. Cliffhaven Area:

In all residential zones in the Cliffhaven area, any resubdivision which would result in lots smaller than the average or typical lot shall be prohibited, so as to preserve the scale and character of residential development in that neighborhood. The zoning shall be amended accordingly.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION H

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	2,182	1,529	628	25	4,704
General Plan Projections	2,210	1,427	763	--	5,083

DOVER SHORES, WESTCLIFF, HARBOR HIGHLANDS, BAYCREST, AND SANTA ANA HEIGHTS
AREA (STATISTICAL DIVISION J)

For planning purposes, this area includes all land in the City on the west side of the Upper Bay, north of Coast Highway, and the unincorporated Santa Ana Heights area.

The potential for residential growth in Division J is primarily due to the large vacant areas adjacent to Upper Bay. The remainder of Division J is essentially fully developed. The major land use proposals in this area involve the large vacant sites adjacent to the bay, and the Santa Ana Heights area.

Policies for Statistical Division J

1. Castaways Site:

The northerly sixty acres of this site are designated for Low Density Residential uses with a maximum of 4 dwelling units permitted per buildable acre. Five acres adjacent to Coast Highway are designated for Recreational and Marine Commercial uses with no hotels or motels permitted. No change to the existing church site is contemplated. The design of the proposed development shall make provision for public access consistent with Coastal Act policies and ordinances of the City.

2. Westbay:

This site is designated for Low Density Residential use at a maximum of 4 dwelling units per buildable acre. Seventy-five percent of the permitted units shall be transferred to Newport Center. The Land Use Plan (map) shows this area for mixed Low-Density Residential and Recreational and Environmental Open Space, illustrating the fact that most of the site will function as public open space.

3. Parcel near Y.M.C.A.:

The 4.5 acre parcel on University Drive east of the Y.M.C.A. may be developed with Administrative, Professional and Financial Commercial or Multiple-Family Residential use with 67 du's maximum.

4. Santa Ana Heights:

It is proposed that the large lot, low density, single family uses in the majority of the area and the commercial uses on Bristol Street be continued. It is further proposed that no higher density residential development be permitted.

Further intensification of the residential development in the "Santa Ana Heights" area shall be discouraged. Since this area is unincorporated, no zoning action can be taken by the City; however, the City will request that the County prohibit intensification of residential use in this area.

5. Upper Newport Bay Area:

It is proposed that the Upper Newport Bay area (from the Dunes area north), including both the water and adjacent land areas that are designated as open space on the Land Use Plan, be acquired as a public wildlife refuge and nature study area, with the cooperation and participation of appropriate County, State and Federal agencies.

A major portion of the Upper Bay recommended for public acquisition was incorporated into the Upper Newport Bay Ecological Reserve as of April, 1975. A management plan will be prepared by the State Department of Fish and Game with the cooperation of the City and County.

If public acquisition of the remaining area designated as open space does not occur, any development in this area will be limited to low-intensity residential development or a recreational-commercial development of an open space nature. Because of the unique environmental characteristics of this area and the inherent problems with development under conventional zoning, this area will be rezoned to a yet-to-be-developed zone which will permit development only with a Planned Community District application. The environmental impact of any proposed use of this area will be carefully evaluated. Any development within this area should be developed in accordance with any future flood plain standards.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION J

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	3,884	2,121	1,763	--	8,034
General Plan Projections	4,909	3,115	1,794	--	10,996

BLUFFS, EASTBLUFF AND DUNES AREA (STATISTICAL DIVISION K)

Policies for Statistical Division K

For planning purposes, this area includes all land between the Upper Bay and Jamboree Road north of Coast Highway. The major land use proposals are as follows (no change to the Bluffs and Eastbluff land use pattern is proposed):

1. Eastbluff Remnant:

This eight acre site is designated for Low Density Residential uses at a maximum of 4 dwelling unit per buildable acre. All dwelling units shown for this site are to be transferred to Newport Center. The Land Use Plan (map) shows this area for Recreational and Environmental Open Space as it will function with all development transferred off-site.

2. "Mouth" of Big Canyon:

This area is shown as part of the Upper Newport Bay Ecological Reserve, and is designated for Recreational and Environmental Open Space uses.

3. Newporter North:

It is proposed that most of this site be developed residentially, with a small southerly portion used for recreational commercial purposes, such as the expansion of the Newporter Inn. The exact boundary between these two uses is not precise and can be determined when a development proposal is received. The residential portion of the property is designated Low Density Residential permitting a maximum of 4 dwelling units per buildable acre. Twenty-five percent of the units permitted may be transferred to either Newport Center or North Ford at the option of the property owner. The structures built shall be clustered to accommodate archeological and marsh sites.

4. Bayview Landing:

This site, northwest of Jamboree Road and Coast Highway, is designated for Recreational and Environmental Open Space for public recreation uses with a view park and bike path on the upper portion and recreational vehicle camping on the lower portion, or similar recreational uses of no greater intensity. As an alternate use, 4 dwelling units per buildable acre may be permitted, with all buildings located on the lower portion of the site to preserve existing public views. The design of proposed development shall make provisions for public access consistent with Coastal Act policies and ordinances of the City.

5. Newport Dunes Park:

It is proposed that the County-owned Newport Dunes area remain as a public, marine-oriented park, in keeping with the uniqueness of this valuable public resource. Any development plans for the Newport Dunes area should be prepared with the fullest possible cooperation between the City and County, and should be consistent with the intent of the Recreational and Environmental Open Space designation of the General Plan.

6. Bayside Village Mobile Home Park and Boat Launching Area:

This area has been designated as Recreational and Marine Commercial with the intent of encouraging such uses as: Boat launching and storage, marinas, restaurants, hotels and motels, tennis courts, etc. The intensity of these uses should be limited, in view of traffic generation and environmental impact. It is probable that the mobile home park will be phased out as land values and market demand increase. Meanwhile, all existing uses should be allowed to continue and be upgraded, but any substantial changes should be subject to an approved area plan.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION K

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	3,565	1,765	1,509	291	7,106
General Plan Projections	3,604	2,042	1,470	292	6,847

NEWPORT PLACE, KOLL CENTER, CAMPUS DRIVE, AERONUTRONIC-FORD, NORTH FORD, BIG CANYON, AND NEWPORT CENTER (STATISTICAL DIVISION L)

The potential for residential growth in Division L is the result of the build-out of Big Canyon, development of Aeronutronic-Ford, and the possibility of additional residential development in Newport Center.

Policies for Statistical Division L

1. Newport Center Place and Koll Center Area

This area includes all land within the City north of Bristol Street. No change from the existing land use pattern and the approved development under the Planned Community District is proposed.

2. Campus Drive Area

This area bounded by MacArthur Boulevard, Birch Street, Orchard Street and Campus Drive/Irvine Avenue is designated variously for mixed Retail and Service Commercial; Administrative, Professional and Financial commercial; and General Industry use as illustrated on the Land Use Plan (map). The intensity of development permitted in the Campus Drive area is 0.5 FAR (floor area ratio), with a floor area ratio of up to 1.0 may be approved if a finding can be made that the traffic and circulation system impacts are no greater than those generated by an office development of 0.5 FAR. The floor area ratio limits are defined as the ratio of gross structural area to the buildable area of the site. Development in this area is subject to zoning and fair share requirements contained in City Council Resolution 83-43.

3. Aeronutronic-Ford:

The Aeronutronic-Ford site is bounded by Ford Road, MacArthur Boulevard, Bison Avenue, and Jamboree Road. The area at the corner of Jamboree Road and Ford Road is designated for Medium Density Residential uses. The area at the corner of Bison Avenue and Jamboree Road is designated for Multiple-Family Residential uses. The area occupied by the Aeronutronic-Ford plant is designated General Industry. The balance of the site is designated for Low Density Residential. Development is limited to a total of 1,331,000 square feet of office and industrial uses and 430 residential units.

In view of the potential adverse traffic impacts which may result from development in the areas adjacent to the Aeronutronic-Ford facility, the P-C District development application will be required to incorporate a development phasing approach, and other use, intensity, design and

operational measures as required to assure that the traffic generated by the development will not cause an adverse impact. Any proposal for development shall include an environmental impact report which shall cover, in addition to other requirements, a marketing analysis, a cost/revenue analysis, an analysis of the relationship of the jobs in the area to the living location of the employees, and the effect on air traffic.

4. North Ford:

The North Ford area is bounded by Bison Avenue, Jamboree Road, the easterly City boundary and University Drive (extended). Retail and Service Commercial uses are permitted on ±5 acres, not to exceed 50,000 square feet; Multiple-Family Residential uses are permitted on ±79 acres, not to exceed 888 dwelling units; and 12 acres are shown for Recreational and Environmental Open Space Use.

Development in the North Ford area is subject to requirements regarding affordable housing, a fire station reservation, adoption of a development agreement, fair share requirements and all other provisions contained in City Council Resolution 83-104.

5. San Diego Creek South:

The San Diego Creek South site is bounded by University Drive (extended), Jamboree Road, San Diego Creek, and the easterly City boundary and is shown for Administrative, Professional and Financial Commercial use.

6. San Diego Creek North:

This area is bounded by San Diego Creek, MacArthur Boulevard, Bristol Street, and Jamboree Road and is designated for Governmental, Educational and Institutional Facilities for Public Works reserve with an allowable use of a "Park and Ride" facility and a secondary alternate land use of Retail and Service Commercial, not to exceed 52,727 square feet.

7. Jamboree/MacArthur:

This area is bounded by Bristol Street, MacArthur Boulevard, and Jamboree Road and is designated as Governmental, Educational and Institutional Facilities for Public Works reserve with allowable use as a freeway loop ramp and/or a "Park and Ride" facility. The site has a secondary alternate land use of Retail and Service Commercial and Administrative, Professional and Financial Commercial uses with density limitations to be established in the P-C Development Plan.

8. Big Canyon Area:

Future allowable development includes 180 dwelling units maximum. Area 10 of the P-C plan is designated for Medium Density Residential with 80 dwelling units permitted. Area 16 of the P-C plan is designated for Medium-Density Residential.

9. Newport Center Area:

The Newport Center area includes all land bounded by Coast Highway, Jamboree Road, San Joaquin Hills Road, and MacArthur Boulevard. The major land use proposals for this area are as follows:

Administrative, Professional, and Financial Commercial Areas:

The areas of Newport Center designated for Administrative, Professional and Financial Commercial are intended to provide for a continuation of the predominantly office uses as well as the retail commercial, commercial recreation, and hotel facilities.

Retail and Service Commercial Areas:

The areas of Newport Center designated for Retail and Service Commercial are intended to provide for the predominantly retail commercial uses on these sites.

Governmental, Educational and Institutional Facilities Areas:

The areas designated Governmental, Educational and Institutional Facilities are intended to provide for the continuation of institutional uses including the existing fire station and police facility as well as the art museum and public library in Civic Plaza.

Recreational and Environmental Open Space Areas:

The areas designated for Recreational and Environmental Open Space are the Irvine Coast Country Club and the entrance greenbelts for Newport Center. It is the intent of this designation to maintain these recreational and visual open space areas.

Residential Areas in Newport Center:

Various areas in Newport Center are designated for residential uses: Block 800 (Pacific Mutual), designated for 245 dwelling units, Sea Island, designated for 132 dwelling units, and Newport Village, designated for 208 dwelling units. In addition to the dwelling units permitted by these designations, approximately 145 additional floating transfer units and 278 floating units are shown for Newport Center. These additional units may be permitted on any site within Newport Center without further amendment to the General Plan subject to the approval of the Planning Commission and City Council.

Total Permitted Development:

The total development permitted by land use category in Newport Center is as follows:

Office	2,986,256 square feet
Commercial	1,250,000 square feet
Theatre	3,750 seats
Hotel	936 rooms
Residential	1,132 dwelling units ¹⁾
Institutional	106,100 square feet
Golf course	18 holes
Automotive	5 acres
Tennis	24 courts

-
1. The number of units indicated are based on estimates of buildable acreage.

The remaining allowable development in Newport Center may be shifted between traffic analysis zones subject to the limitations specified in City Council Resolution 9689.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION L

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	913	693	220	--	2,192
General Plan Projections	3,354	543	2,811	--	8,314

HARBOR VIEW, SPYGLASS, JASMINE CREEK, HARBOR RIDGE AREA
(STATISTICAL DIVISION M)

The potential for residential growth in Division M is primarily the result of the "building-out" of the approved Residential Planned Community Districts. For planning purposes, this area includes all land within the City north of Fifth Avenue, and east of MacArthur Boulevard and Pacific View Memorial Park.

No major change is proposed to the existing land use pattern or to the development which will occur based on the approved Planned Community Districts. Specific conditions are as follows:

Policies for Statistical Division M

1. MWD Reservoir Site:

Development of the MWD Reservoir Site and parcels adjacent to San Miguel Drive and Spyglass Hill Road shall be limited to a combination of neighborhood park, open space, and residential use. It is anticipated that approximately nine acres of this site will be used for park purposes, and approximately 11.5 acres will be devoted to Low Density Residential use. In connection with the preparation of specific development plans, an Environmental Impact Report shall be prepared which addresses in part the issues of on-site and off-site parking in relation to the park site, and the impact of residential development on traffic, public service and support systems.

2. Fifth Avenue Parcels:

The Fifth Avenue Parcels are three pieces of land located at Fifth Avenue and MacArthur Boulevard, on Marguerite Avenue northerly of Fifth Avenue and on Fifth Avenue easterly of the OASIS Senior Center. These parcels are designated for Low Density Residential uses permitting a maximum of 4 dwelling units per buildable acre.

3. Buck Gully:

It is proposed that Buck Gully north of Fifth Avenue be preserved as open space for public recreational use. Since public acquisition of this area may prove infeasible, alternate private residential development, as discussed in the Residential Growth Element, is indicated.

4. Freeway Reservation East:

The vacant land east of MacArthur Boulevard and south of Ford Road is designated Low Density Residential with a maximum of 4 dwelling units per buildable acre permitted.

5. Baywood Expansion:

The expansion area of the Baywood Apartments northeast of MacArthur Boulevard and San Joaquin Hills Road is designated Medium Density Residential with a maximum of 68 residential units permitted.

6. The multi-family site in the northern tip of the Harbor View Hills P-C shall be a maximum of ten dwelling units per gross acre.

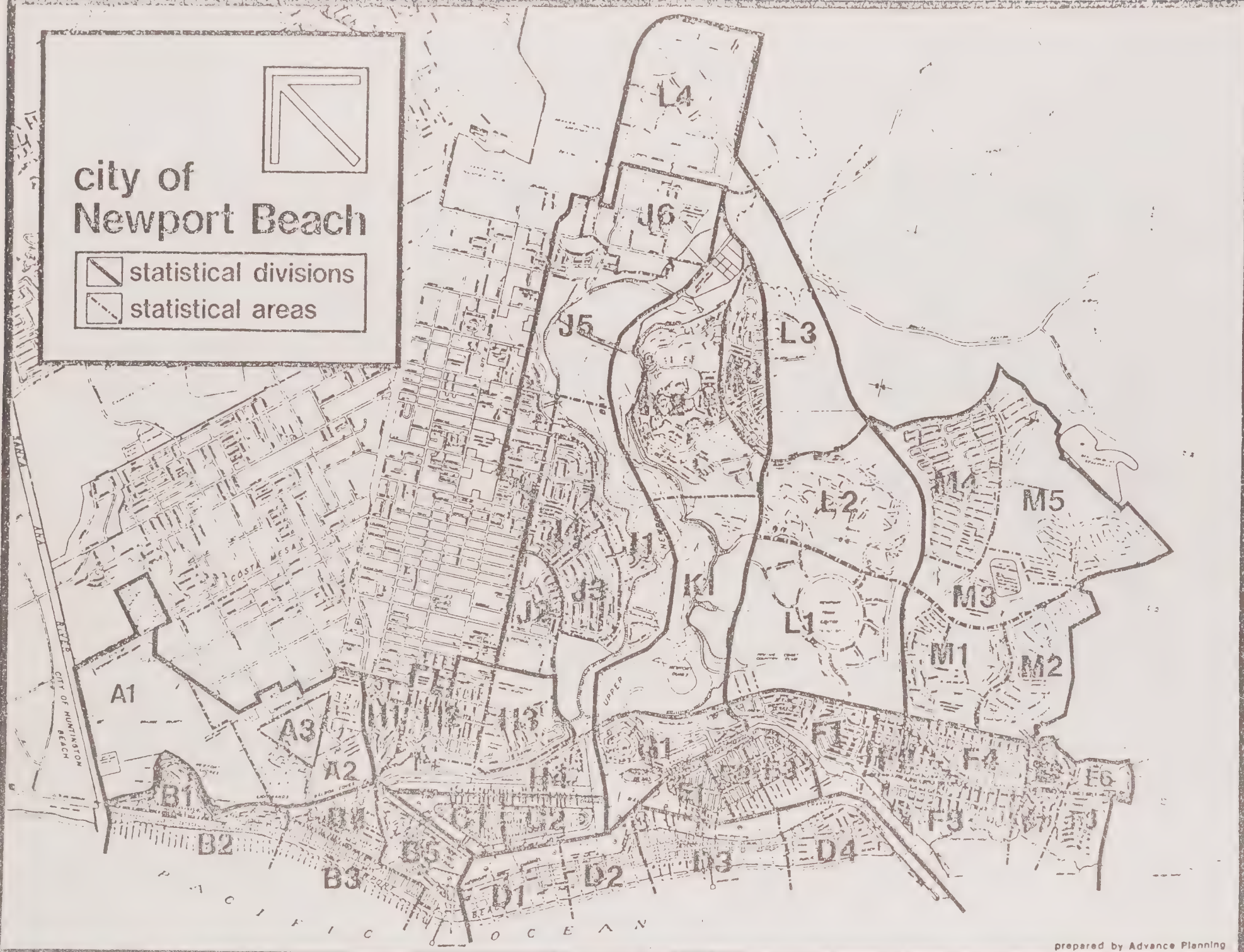
7. Residential development on the fifth acre Broadmoor Sea View site shall be a maximum of 175 DU's.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION M

	Total No. of Dwelling Units	Single Family Detached	Multi- Family	Mobile Home	Popu- lation
As of 1/1/85	3,787	3,038	794	--	10,550
General Plan Projections	4,214	2,894	1,320	--	12,010

city of Newport Beach

- statistical divisions
- statistical areas



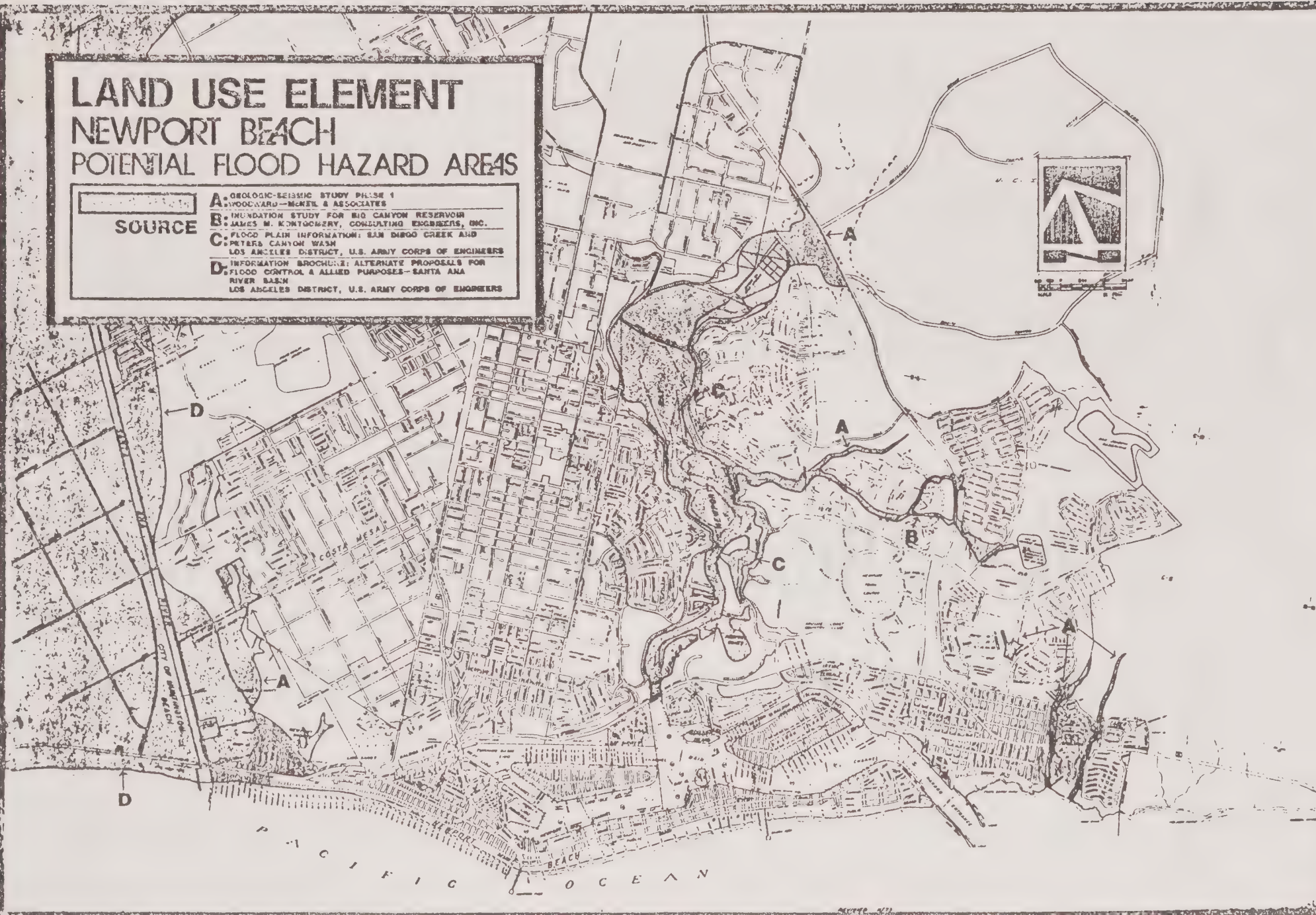
LAND USE ELEMENT NEWPORT BEACH POTENTIAL FLOOD HAZARD AREAS

SOURCE

- A. GEOLOGIC-SEISMIC STUDY PHASE I
WOODWARD-McNEEL & ASSOCIATES
- B. INUNDATION STUDY FOR BIG CANYON RESERVOIR
JAMES M. KONTOMERY, CONSULTING ENGINEERS, INC.
- C. FLOOD PLAIN INFORMATION: SAN DIEGO CREEK AND
PETERS CANYON WASH
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
- D. INFORMATION BROCHURE: ALTERNATE PROPOSALS FOR
FLOOD CONTROL & ALLIED PURPOSES-SANTA ANA
RIVER BASIN
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS



SCALE
0 1 2 3 4 5 6 7 8 9 10
MILES



GENERAL PLAN AMENDMENTS

<u>Number</u>	<u>Resolution Number</u>	<u>Date</u>	<u>Location</u>
6	8316	July 22, 1974	Fun Zone
8	8317	July 22, 1974	SE corner of Santa Barbara Drive and Jamboree Road
11	8399	December 9, 1974	Jamboree and MacArthur
12	8400	December 9, 1974	Lido Park Dr. & Lafayette
15	8401	December 9, 1974	Farallon Drive between Newport Center Drive and MacArthur Boulevard
14	8418	January 13, 1975	Harbor View Hills
19	8457	March 24, 1975	809 E. Bay Avenue
22	8483	May 12, 1975	Old Newport Boulevard SAP
18	8557	July 28, 1975	Seaview
20	8558	July 28, 1975	Coast Highway & Jamboree Road
26	8630	November 10, 1975	Density Categories
30	8632	November 10, 1975	Upper Newport Bay
33	8676	January 12, 1976	County Triangle
31	8649	February 9, 1976	Aeronutronic-Ford
76-1-B	8722	March 22, 1976	Newport Place
76-1-C	8722	March 22, 1976	Koll Center
76-2-A	8849	July 26, 1976	Bayside and Marine
76-3-A	8938	November 22, 1976	Dahlia and Fifth
76-3-B	8938	November 22, 1976	Harbor View Hills
76-3-C	8938	November 22, 1976	Central Balboa Cannery Village/McFadden Square
76-3-E	8938	November 22, 1976	Coast Highway and Bayside Drive
76-3-F	8938	November 22, 1976	Aeronutronic-Ford
76-3-G	8938	November 22, 1976	Consistency
76-3-H	8938	November 22, 1976	Island Avenue & Balboa Boulevard
76-3-I	8938	November 22, 1976	807 E. Bay Avenue
76-3-J	8938	November 22, 1976	State Right-of-Way, West Newport
76-3-K	8938	November 22, 1976	General Industry
77-1-A	9035	March 28, 1977	207-215 19th Street
77-1-D	9035	March 28, 1977	Corona del Mar SAP
77-1-F	9035	March 28, 1977	Dahlia & Fifth
77-2-D	9192	September 19, 1977	MWD Reservoir
77-3-XC	9231	December 12, 1977	Buildable Acreage
78-1-B	9411	August 14, 1978	Newport Terrace
78-1-C	9411	August 14, 1978	Cliffhaven
78-2	9485	December 20, 1978	10 sites
78-3-A	9476	December 20, 1978	University Drive
78-3-C	9476	December 20, 1978	Old Newport Boulevard SAP
79-1	9689	December 10, 1979	16 sites
80-1	9746	March 24, 1980	2 sites
80-2	9880	September 22, 1980	West Newport Triangle
81-1	82-41	March 12, 1982	Banning/Newport Ranch
81-2	83-43	May 9, 1983	4 sites
81-2(f)	85-7	February 11, 1985	Recreation & Open Space
81-3	83-17	February 14, 1983	Marriott Hotel

GENERAL PLAN AMENDMENTS

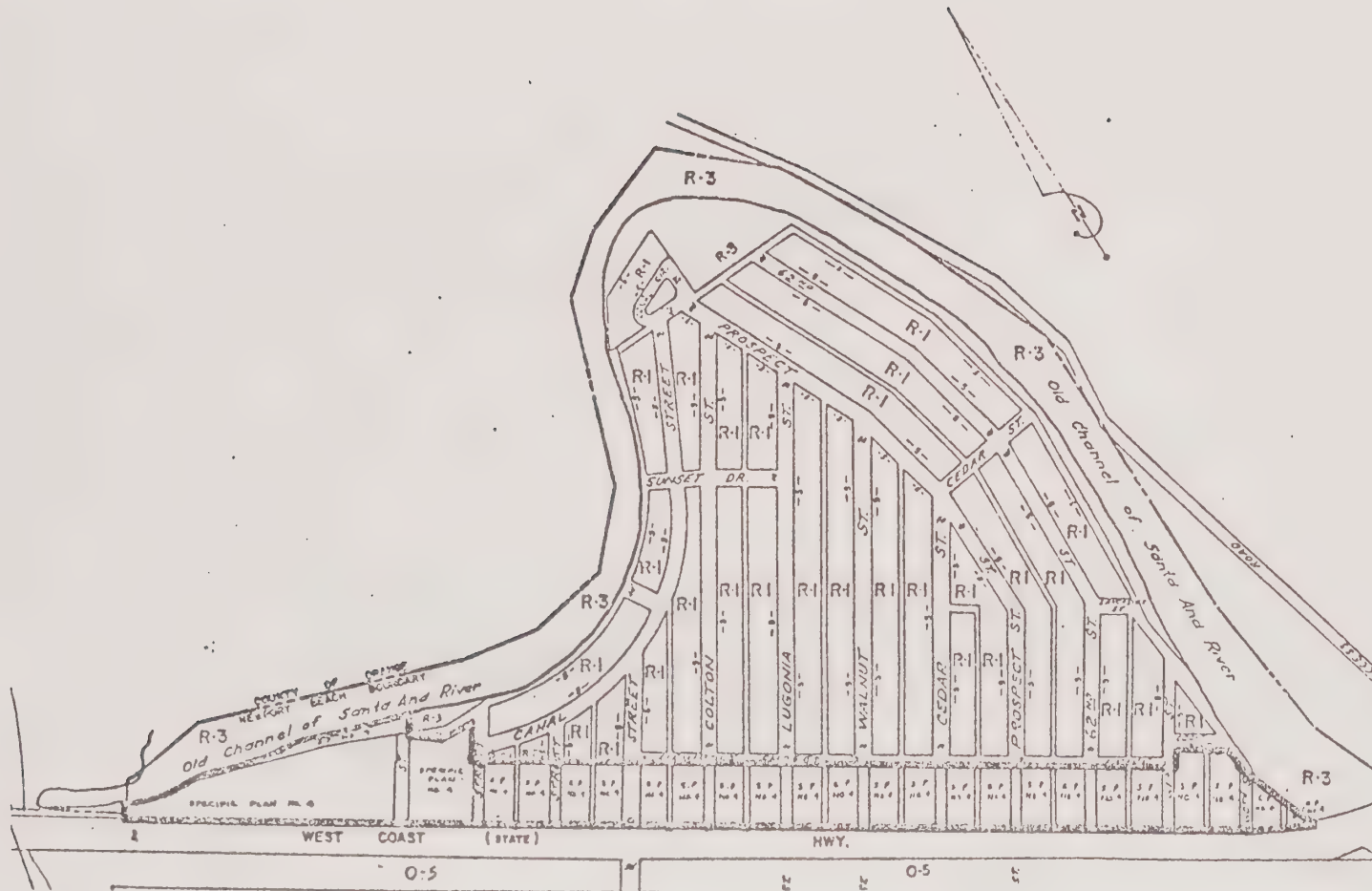
<u>Number</u>	<u>Resolution Number</u>	<u>Date</u>	<u>Location</u>
82-1	83-104	October 24, 1983	North Ford/San Diego Creek South
82-2(a)	83-92	September 12, 1983	Four Seasons Hotel
82-2(b)	83-109	October 24, 1983	Belcourt
83-1(a)*	85-21	April 8, 1985	Jasmine Park(5th Ave/Marguerite)
83-1(a)*	85-35	June 10, 1985	Corona del Mar Sr's.(5th Ave.)
83-1(a)*	85-35	June 10, 1985	Buck Gully
83-1(b)*	84-19	March 12, 1984	San Joaquin Hills Reservoir
83-1(c)*	84-39	May 29, 1984	Superior Medical
83-1(d)*	85-73	September 23, 1985	Point del Mar (5th/MacArthur)
83-1(e)*	83-107	October 24, 1983	Newport Center Residential
83-2(a)*	84-17	March 12, 1984	Corona del Mar Elementary School
83-2(c)*	84-45	May 29, 1984	Jamboree and Pacific Coast Hwy.
84-1*	84-114	September 24, 1984	Irvine Coastal Area
85-1(a)	85-8	February 11, 1985	Land Use & Res.Growth Integrated
85-1(c)*	85-96	December 9, 1985	Crown House
85-2(b)*	85-75	September 23, 1985	Bayview (J.M. Peters)
85-3*	86-3	January 13, 1986	Pacific Mutual Expansion

* Not included in text

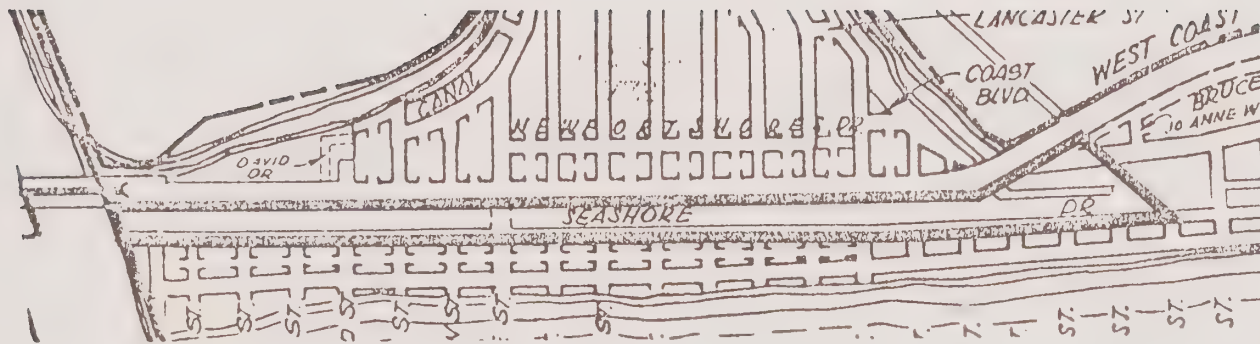
SPECIFIC AREA PLAN BOUNDARIES

Harbor Area Specific Area Plan





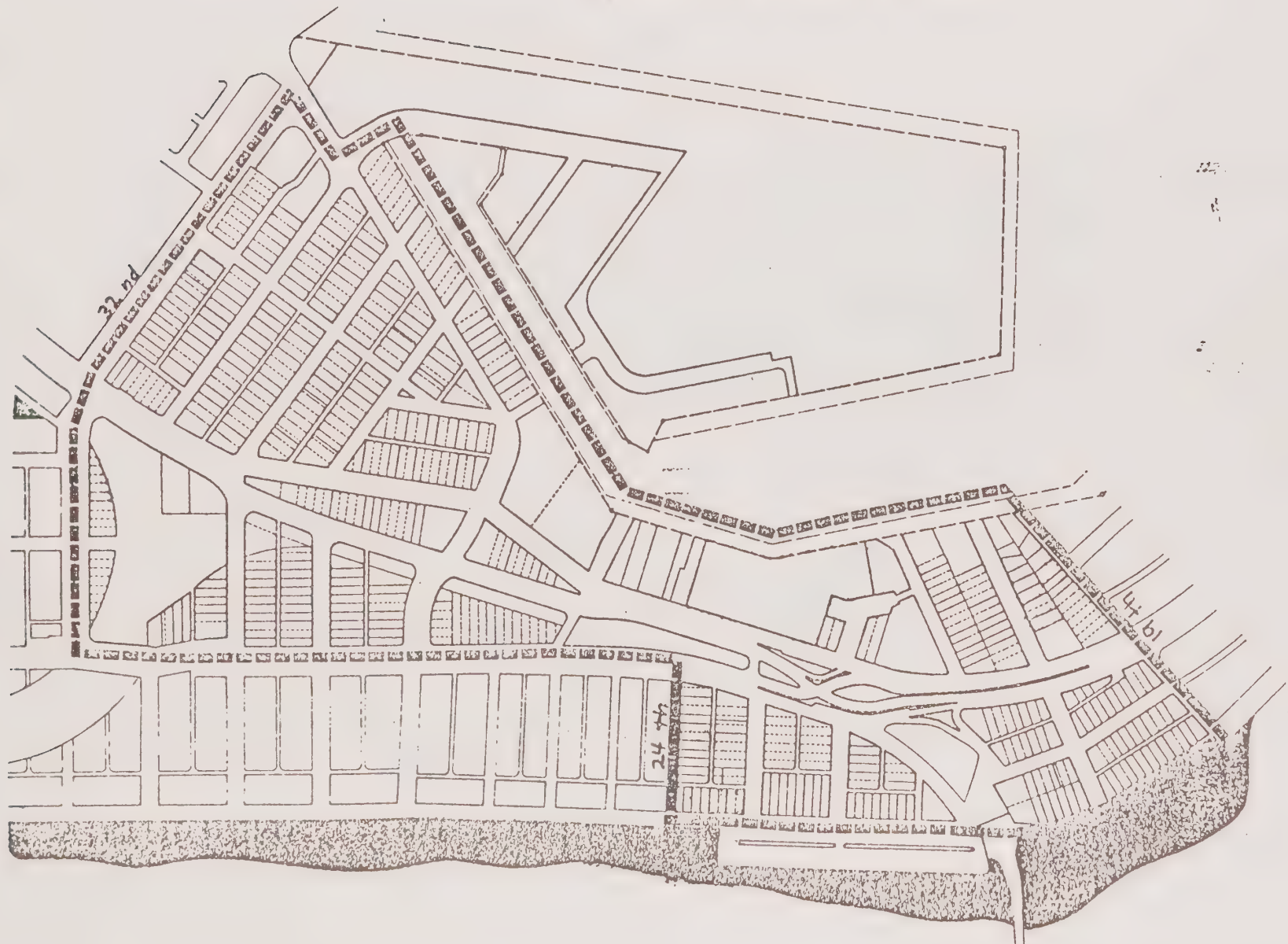
Newport Shores Specific Area Plan



West Newport Specific Area Plan

CalTrans East Specific Area Plan

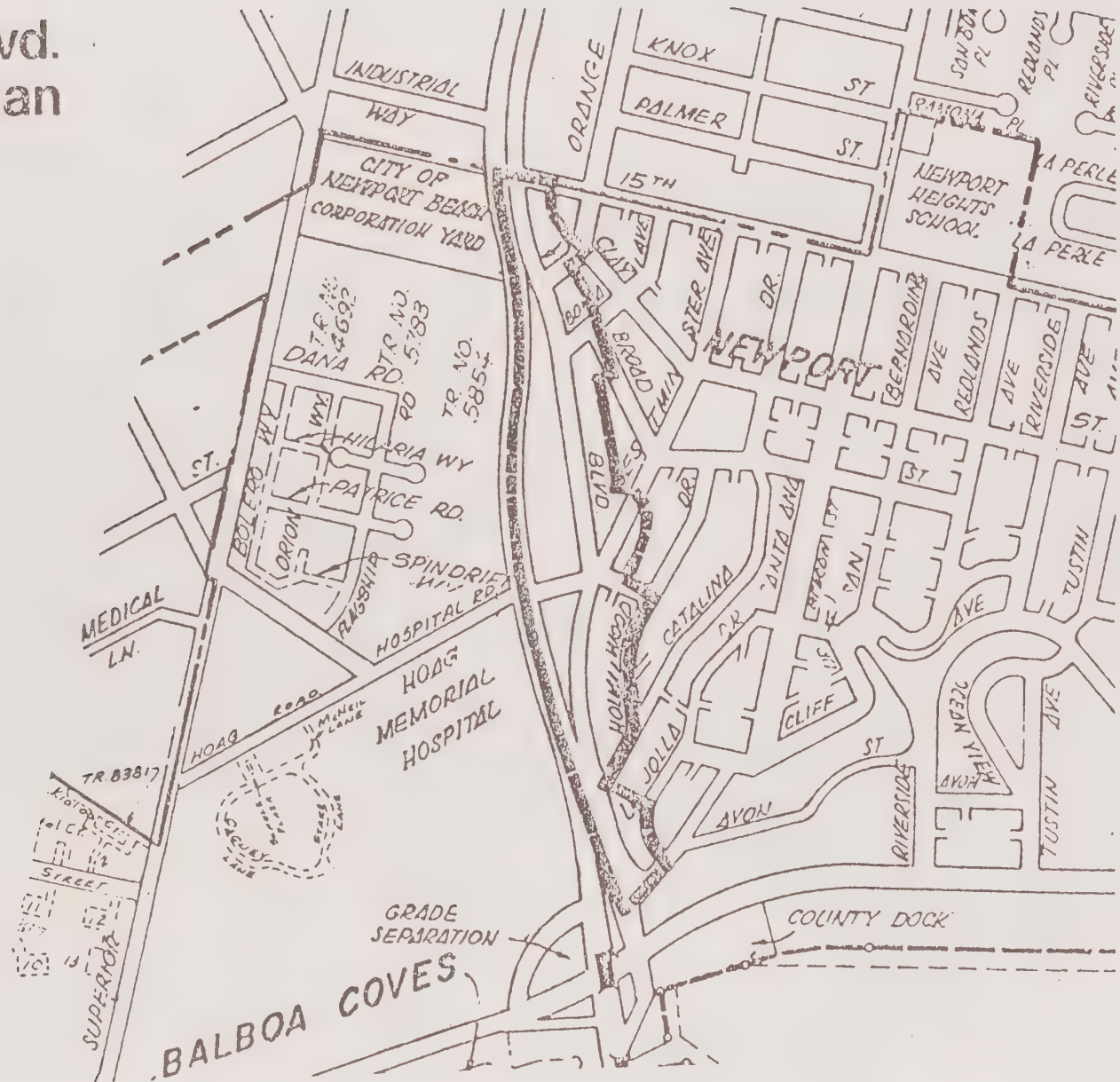
Cannery Village / McFadden Square Specific Area Plan

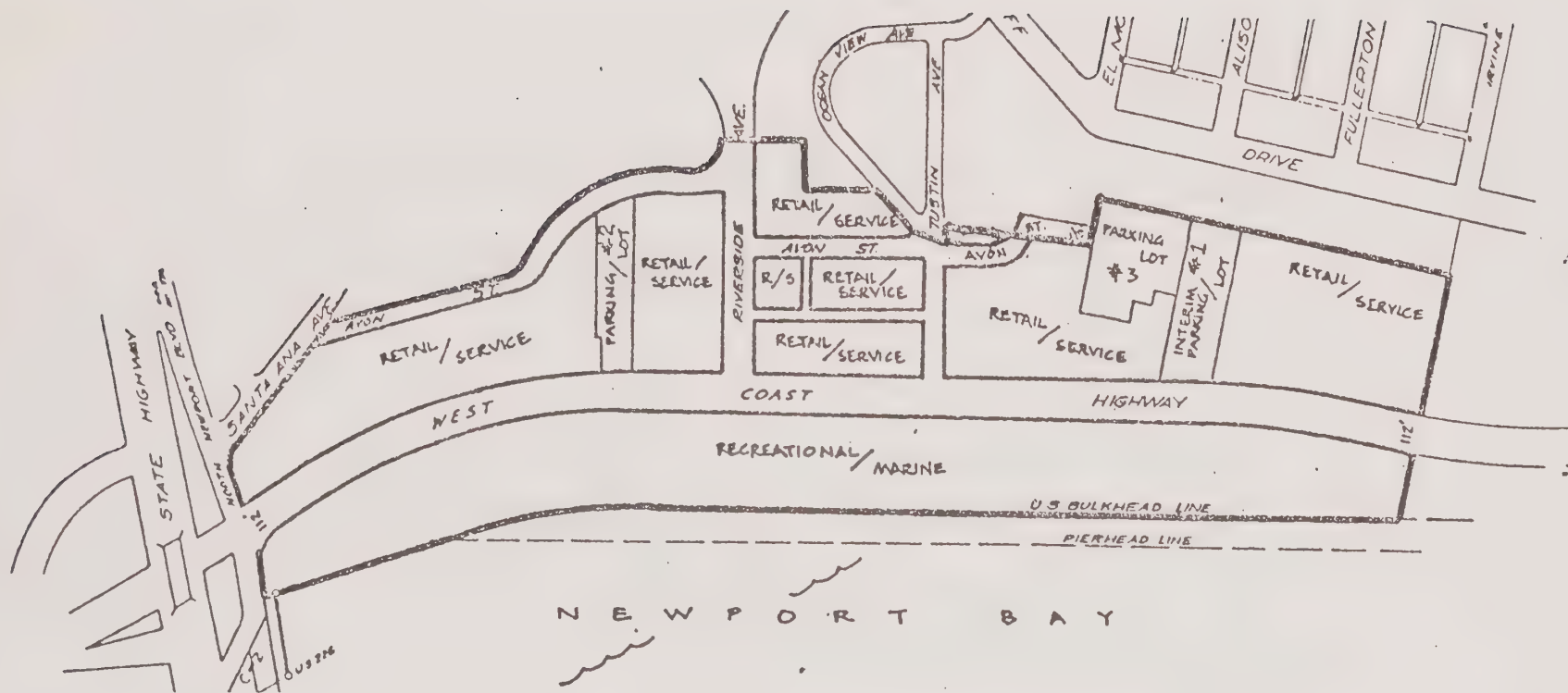




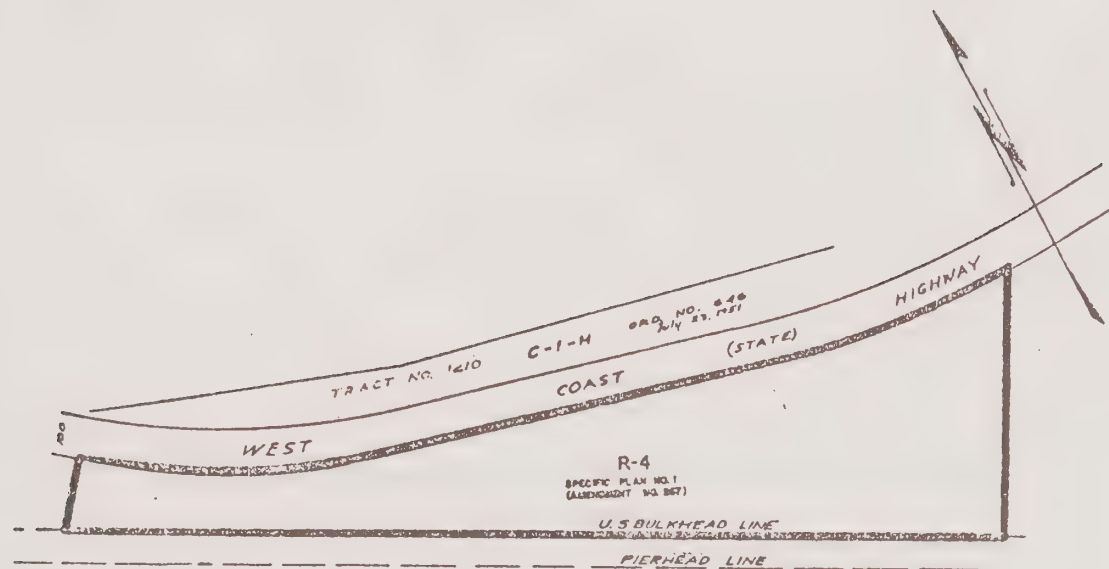
Central Balboa Specific Area Plan

Old Newport Blvd. Specific Area Plan



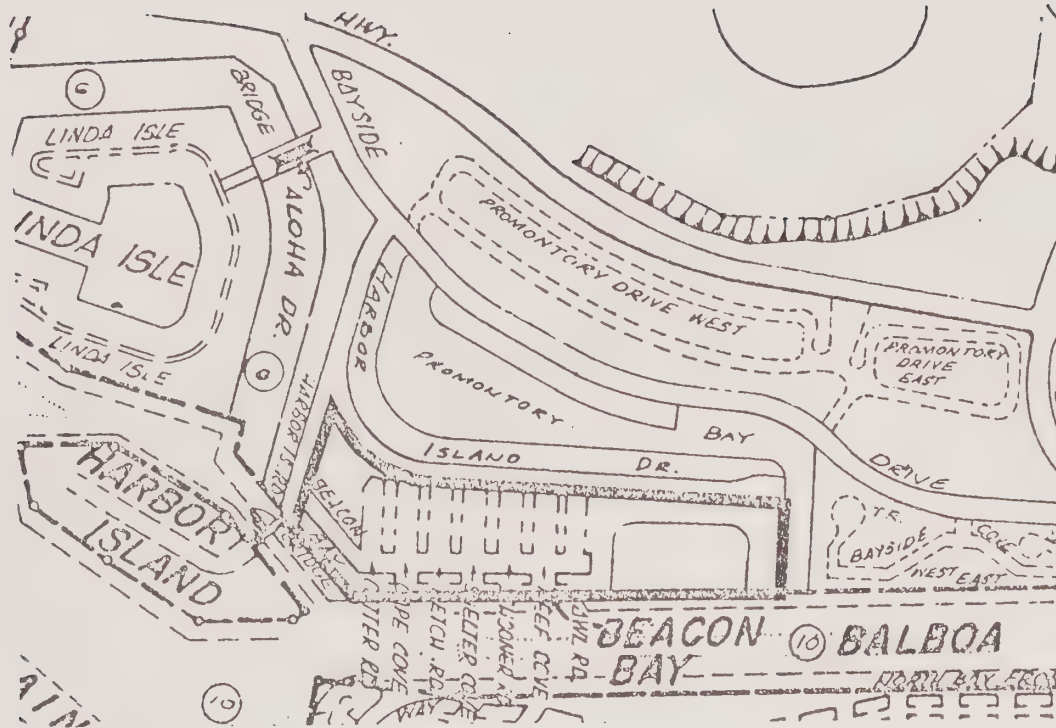


Mariners Mile Specific Area Plan



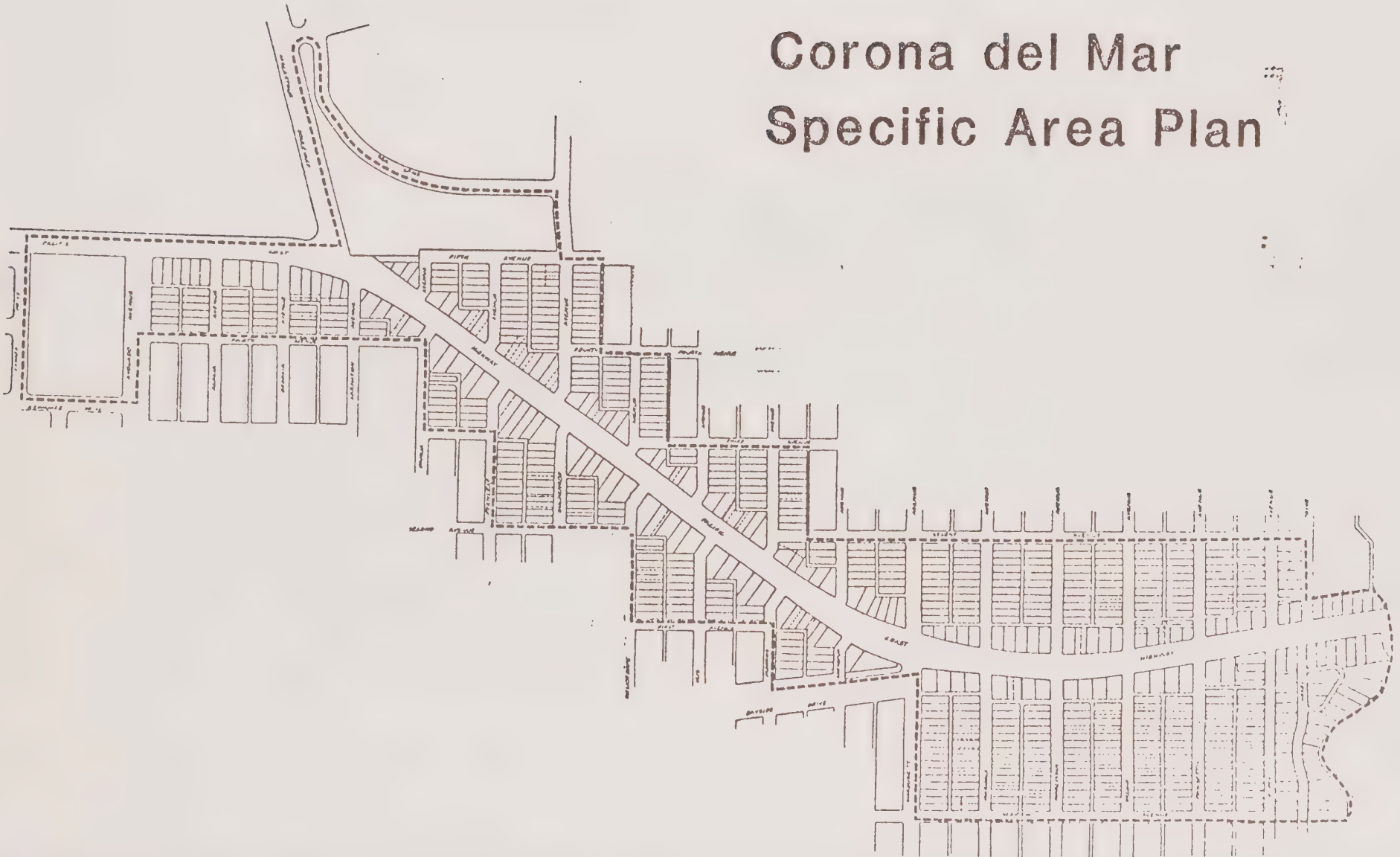
Balboa Bay Club

Specific Area Plan



Beacon Bay Specific Area Plan

Corona del Mar Specific Area Plan



Land Use Plan Map Errata

1. CalTrans West - Northwesterly corner of Superior Avenue and West Coast Highway is designated Multiple-Family Residential.

LAND USE ELEMENT APPENDIX

AMENDMENT SHEETS

LAND USE ELEMENT APPENDIX

AMENDMENTS SHEETS

INCORPORATES AMENDMENTS THRU G.P.A. 86-1(A)
April 28, 1986

GENERAL PLAN AMENDMENTS

<u>Number</u>	<u>Resolution Number</u>	<u>Date</u>	<u>Location</u>	<u>Page No.</u>
6	8316	July 22, 1974	Fun Zone	1
8	8317	July 22, 1974	SE corner of Santa Barbara Drive and Jamboree Road	2
11	8399	December 9, 1974	Jamboree and MacArthur	3
12	8400	December 9, 1974	Lido Park Dr. & Lafayette	4
14	8418	January 13, 1975	Harbor View Hills	5
15	8401	December 9, 1974	Farallon Drive between Newport Center Drive and MacArthur Boulevard	6
18	8557	July 28, 1975	Seaview	7
19	8457	March 24, 1975	809 E. Bay Avenue	8
20	8558	July 28, 1975	Coast Highway & Jamboree Rd.	9
22	8483	May 12, 1975	Old Newport Boulevard SAP	10
26	8630	November 10, 1975	Density Categories	11
30	8632	November 10, 1975	Upper Newport Bay	12
31	8694	February 9, 1976	Aeronutronic-Ford	13
33	8676	January 12, 1976	County Triangle	14
76-1 (B)	8722	March 22, 1976	Newport Place	15
76-1 (C)	8722	March 22, 1976	Koll Center	16
76-2 (A)	8849	July 26, 1976	Bayside and Marine	17
76-3 (A)	8938	November 22, 1976	Dahlia and Fifth	18
76-3 (B)	8938	November 22, 1976	Harbor View Hills	19
76-3 (C)	8938	November 22, 1976	Central Balboa Cannery Village/McFadden Square	20
76-3 (E)	8938	November 22, 1976	Coast Highway and Bayside Dr.	22
76-3 (F)	8938	November 22, 1976	Aeronutronic-Ford	23
76-3 (G)	8938	November 22, 1976	Consistency	24
76-3 (H)	8938	November 22, 1976	Island Avenue & Balboa Blvd.	27
76-3 (I)	8938	November 22, 1976	807 E. Bay Avenue	28
76-3 (J)	8938	November 22, 1976	State Right-of-Way, West Newport	29
76-3 (K)	8938	November 22, 1976	General Industry	30
77-1 (A)	9035	March 28, 1977	207-215 19th Street	31
77-1 (D)	9035	March 28, 1977	Corona del Mar SAP	32
77-1 (F)	9035	March 28, 1977	Dahlia & Fifth	33
77-2 (D)	9192	September 19, 1977	MWD Reservoir	34
77-3 (C)	9231	December 12, 1977	Buildable Acreage	35
78-1 (B)	9411	August 14, 1978	Newport Terrace	36
78-1 (C)	9411	August 14, 1978	Cliffhaven	37
78-2	9485	December 20, 1978	10 sites	38
78-3 (A)	9476	December 20, 1978	University Drive	46
78-3 (C)	9476	December 20, 1978	Old Newport Blvd. SAP	47
79-1	9689	December 10, 1979	16 sites	48
80-1	9746	March 24, 1980	2 sites	65
80-2	9880	September 22, 1980	West Newport Triangle	68
81-1	82-41	March 12, 1982	Banning/Newport Ranch	69
81-2	83-43	May 9, 1983	4 sites	70
81-2 (F)	85-7	February 11, 1985	Recreation & Open Space	76
81-3	83-17	February 14, 1983	Marriott Hotel	82

GENERAL PLAN AMENDMENTS

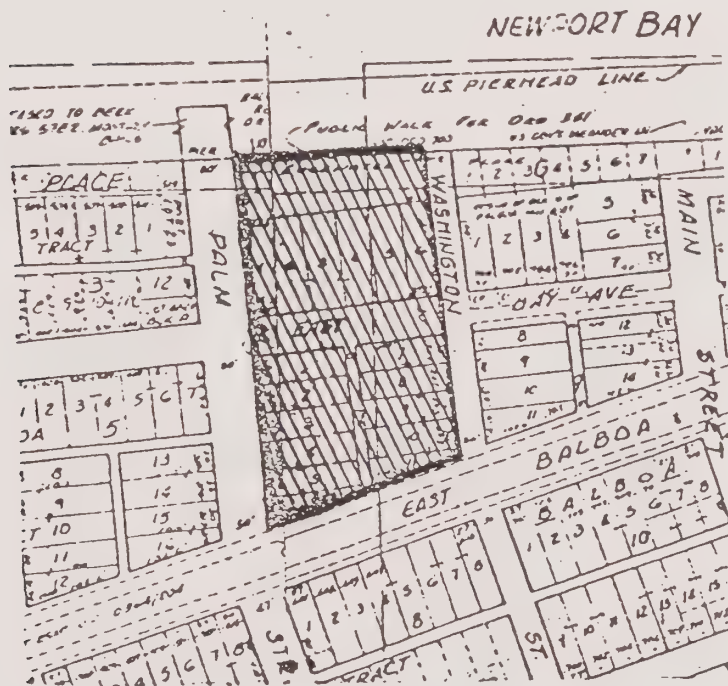
<u>Number</u>	<u>Resolution Number</u>	<u>Date</u>	<u>Location</u>	<u>Page No.</u>
82-1	83-104	October 24, 1983	No. Ford/San Diego Creek So.	84
82-2(A)	83-92	September 12, 1983	Four Seasons Hotel	87
82-2(B)	83-109	October 24, 1983	Belcourt	89
83-1(A)* (Part I)	85-21	April 8, 1985	Jasmine Park(5th Ave/Marguer.)	91
83-1(A)* (Part II)	85-35	June 10, 1985	Corona del Mar Sr's.(5th Ave.), Buck Gully	93
83-1(B)*	84-19	March 12, 1984	San Joaquin Hills Reservoir	96
83-1(C)*	84-39	May 29, 1984	Superior Medical	97
83-1(D)*	85-73	September 23, 1985	Point del Mar (5th/MacArthur)	98
83-1(E)*	83-107	October 24, 1983	Newport Center Residential	99
83-2(A)*	84-17	March 12, 1984	Corona del Mar Elem. School	101
83-2(C)*	84-45	May 29, 1984	Jamboree & Pacific Coast Hwy.	103
84-1*	84-114	September 24, 1984	Irvine Coastal Area	104
85-1(A)	85-8	February 11, 1985	Land Use & Res.Growth Integ.	127
85-1(C)*	85-96	December 9, 1985	Crown House	128
85-2(B)*	85-75	September 23, 1985	Bayview (J.M. Peters)	129
85-3*	86-3	January 13, 1986	Pacific Mutual Expansion	130
86-1(A)*	86-26	April 28, 1986	Cannery Village/McFadden Square	131

* Not yet incorporated into text

General Plan Amendment No. 6
Adopted July 22, 1974
Resolution No. 8316

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the designation of the "Fun Zone" site from "Multiple-Family Residential" to "Retail and Service Commercial."



General Plan Amendment No. 8
Adopted July 22, 1974
Resolution No. 8317

Amend the Land Use Element as excerpted from the City Council Resolution below:

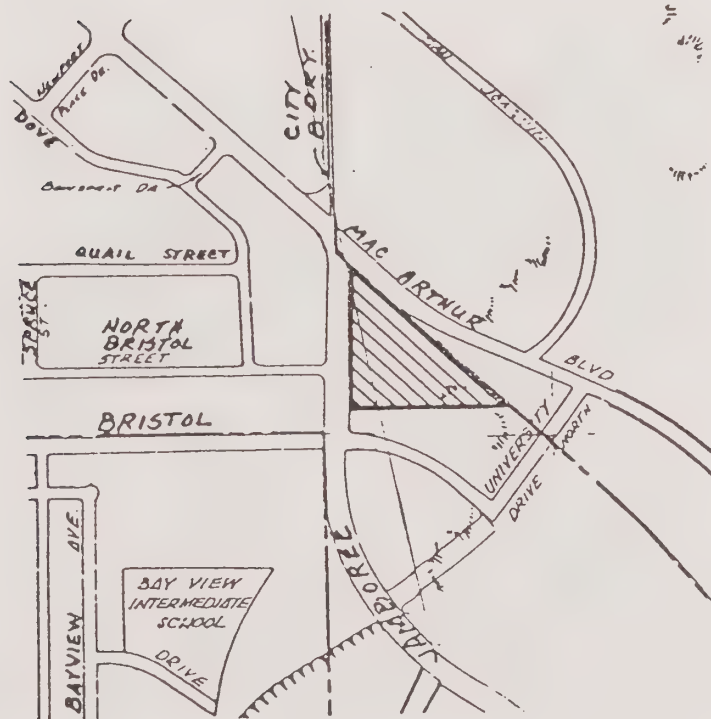
Change the designation of the property at the southeast corner of Jamboree Road and Santa Barbara Drive from "Recreational and Environmental Open Space" to "Administrative, Professional, and Financial Commercial."



General Plan Amendment No. 11
Adopted December 9, 1974
Resolution No. 8399

Amend the Land Use Element as excerpted from the City Council Resolution below:

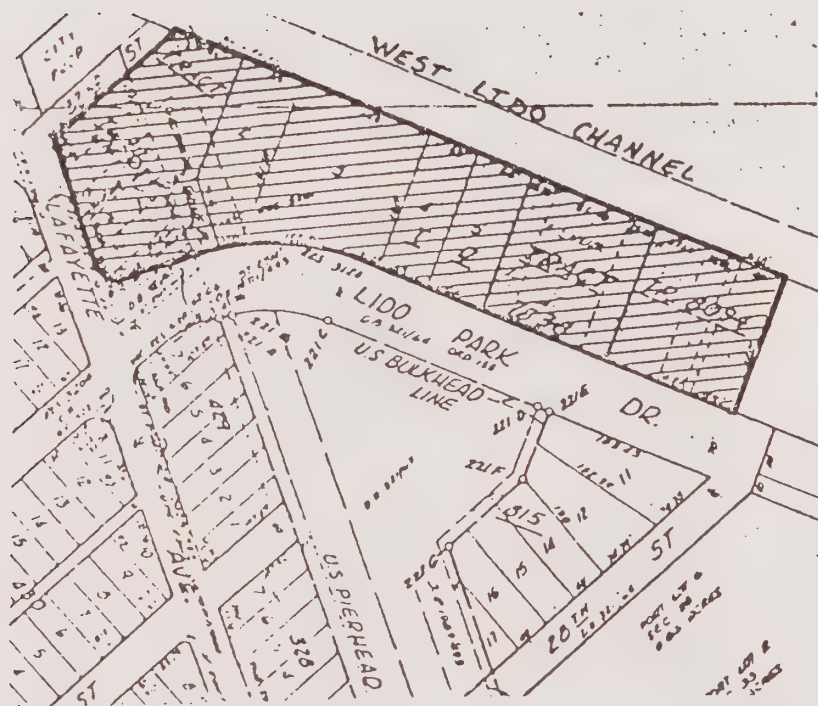
Change the designation of the property on the north side of the future Corona del Mar Freeway, between Jamboree Road and MacArthur Boulevard, on the Land Use Plan to indicate that either "Retail and Service Commercial" or "Administrative, Professional, and Financial Commercial" or a mixture of the two, is an acceptable use.



General Plan Amendment No. 12
Adopted December 9, 1974
Resolution No. 8400

Amend the Land Use Element as excerpted from the City Council Resolution below:

Provide for "Administrative, Professional and Financial Commercial" use as an alternate use in the area on the northeast side of Lido Park Drive between 28th Street and Lafayette Avenue.



General Plan Amendment No. 14
Adopted January 13, 1975
Resolution No. 8418

Amend the Land Use Element as excerpted from the City Council Resolution below:

Revise the Open Space designations in the Harbor View Hills area by deleting the Open Space "paseo" adjacent to the San Joaquin Reservoir and by reducing the extent of the Open Space designation on the southerly side of Spyglass Hills Road.



General Plan Amendment No. 15

Adopted December 9, 1974

Amend the Land Use Element as excerpted from the City Council Resolution below:

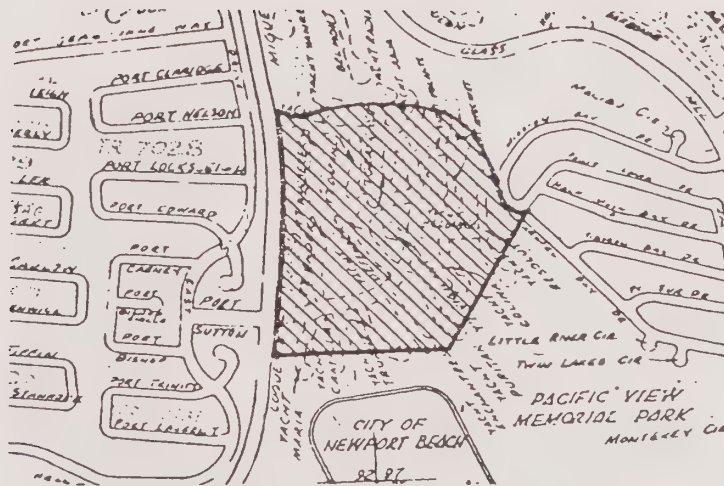
Extend the "Recreational and Marine Commercial" designation in conjunction with "Administrative, Professional and Financial Commercial" as currently designated in the south-east section of Newport Center, northerly to Farallon Drive and its extension to MacArthur Boulevard.



General Plan Amendment No. 18
Adopted July 28, 1975
Resolution No. 8557

Amend the Land Use Element as excerpted from the City Council Resolution below:

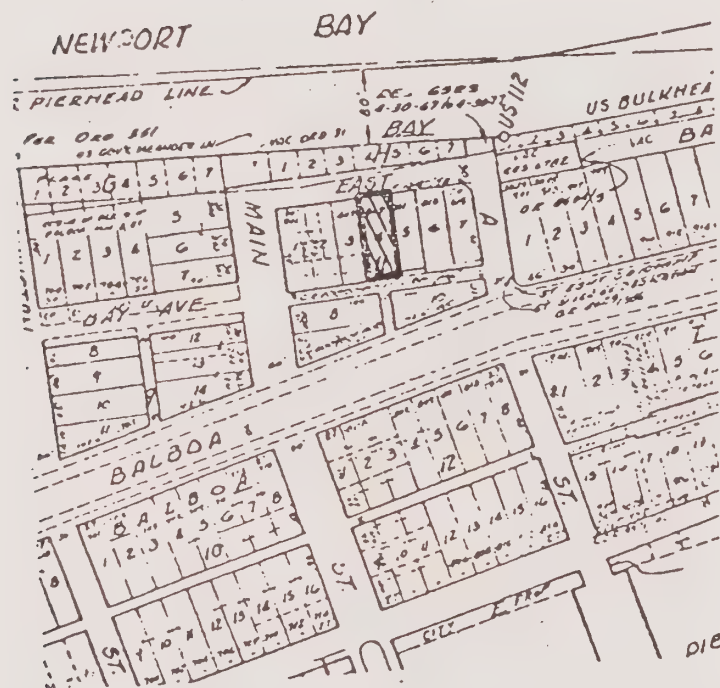
Designate the 50-acre site north of Pacific View Memorial Park as "Low-Density Residential."



General Plan Amendment No. 19
Adopted March 24, 1975
Resolution No. 8457

Amend the Land Use Element as excerpted from the City Council Resolution below:

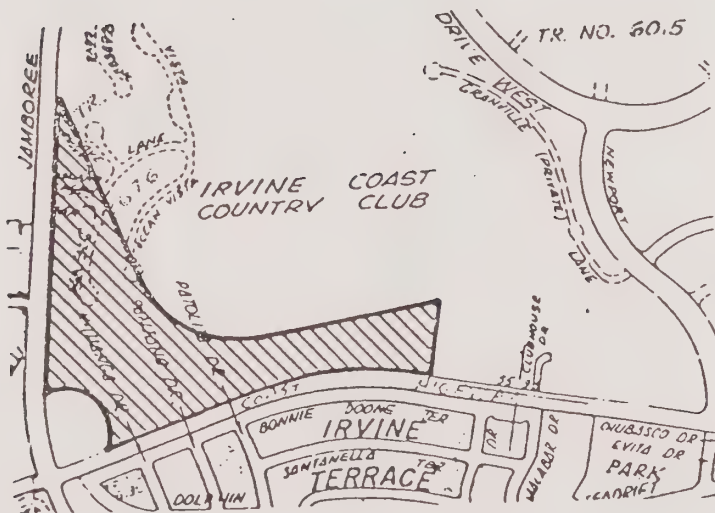
Change the land use designation of the lot at 809 East Bay Avenue (in Central Balboa) from "Retail and Service Commercial" to "Two-Family Residential."



General Plan Amendment No. 20
Adopted July 28, 1975
Resolution No. 8558

Amend the Land Use Element as excerpted from the City Council Resolution below:

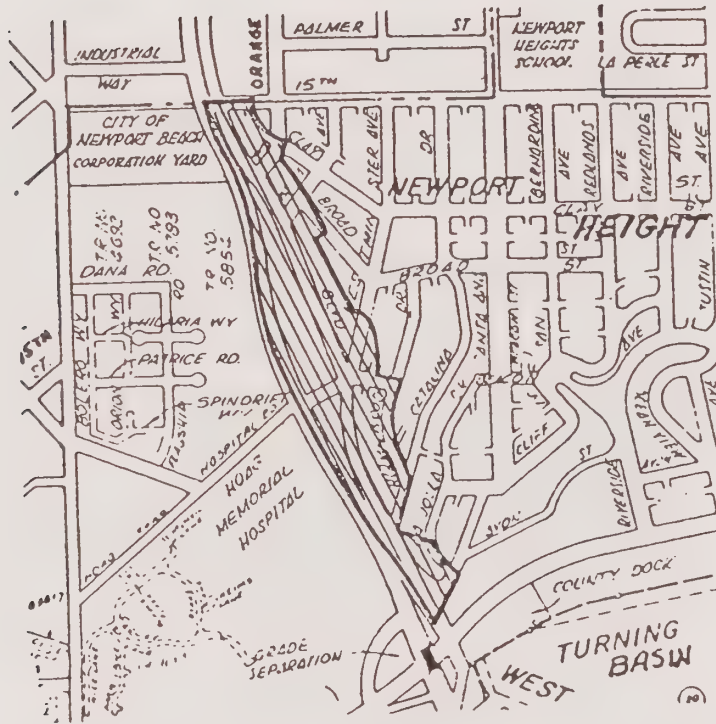
Change the land use designation for the property on the north side of Pacific Coast Highway easterly of Jamboree Road from "Low Density Residential" to "Administrative, Professional, and Financial Commercial."



General Plan Amendment No. 22
Adopted May 12, 1975
Resolution No. 8483

Amend the Land Use Element as excerpted from the City Council Resolution below:

Add a Specific Area Plan designation to the "Old Newport Boulevard" area (including all commercially-zoned property fronting on Old Newport Boulevard and the R-2 zoned property north of the Arches).



General Plan Amendment No. 26
Adopted November 10, 1975
Resolution No. 8630

Amend the Land Use Element as excerpted from the City Council Resolution below:

1. Create a "Medium-Density Residential" category of more than 4 dwelling units per buildable acre with a maximum density of 10 dwelling units per buildable acre.
2. Change "Low-Density Residential" from a maximum of 10 dwelling units per gross acre to a maximum of 4 dwelling units per buildable acre.
3. Add a numerical designation, indicating the maximum number of dwelling units permitted on each large, undeveloped site.
4. Amend the Land Use Plan (map) and the numerical designations in the text of the Land Use Element.

General Plan Amendment No. 30
Adopted November 10, 1975
Resolution No. 8632

Amend the Land Use Element as excerpted from the City Council Resolution below:

1. Amend the Land Use Element in reference to the Upper Bay area on Page 20 with the addition of:

"A major portion of the Upper Bay recommended for public acquisition was incorporated into the Upper Newport Bay Ecological Reserve as of April, 1975. A management plan will be prepared by the State Department of Fish and Game with the cooperation of the City and County."

and the first sentence of Paragraph 2 to read:

"If public acquisition of the remaining area designated as open space does not occur, any development in this area will be limited to 'Low-intensity Residential' development or a 'Recreational-Commercial' development of an open-space nature."

2. Amend the Land Use Plan (map) to change the designation from "Recreational and Environmental Open Space with Alternate Low-Density Residential" use to "Recreational and Environmental Open Space" for Shellmaker Island and the two unnamed islands, the area within the Ecological Reserve adjacent to Jamboree Road, and the publicly-owned land easterly of Irvine Avenue and 23rd Street.

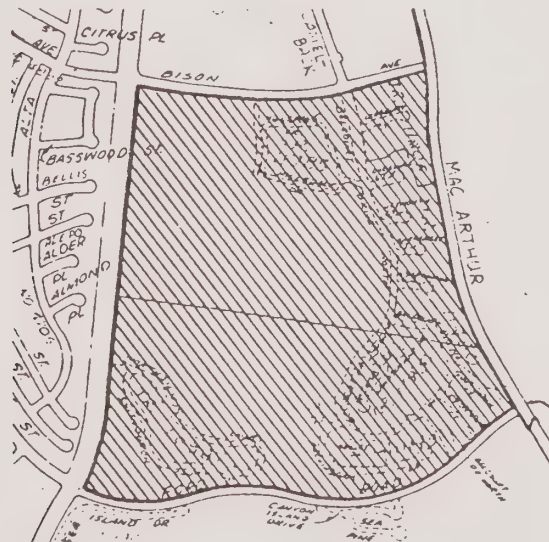


General Plan Amendment No. 31
Adopted February 9, 1976
Resolution No. 8694

Amend the Land Use Element as excerpted from the City Council Resolution below:

1. Change the designation of the undeveloped portion of the Aeronutronic Ford site to include "General Industry," "Administrative, Professional and Financial Commercial" and 'Residential' as alternate uses.
2. Add wording to Page 22 of the Land Use Element, as excerpted from the City Council resolution, as follows:

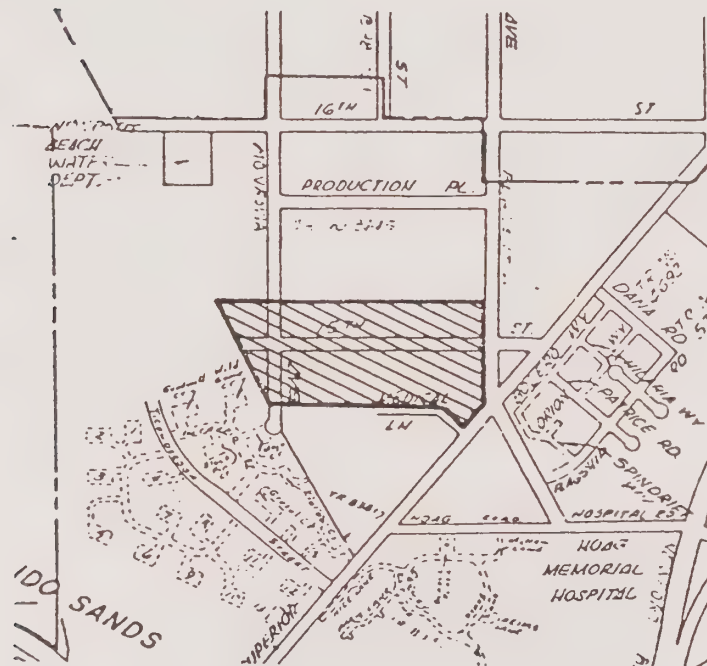
In view of the potential adverse traffic impacts which may result from development in the areas adjacent to the Aeronutronic Ford facility, the P-C District development application will be required to incorporate a development phasing approach, and other use, intensity, design and operational measures as required to assure that the traffic generated by the development will not cause an adverse impact. Any proposal for development shall include an environmental impact report which shall cover, in addition to other requirements, a marketing analysis, a cost/revenue analysis, an analysis of the relationship of the jobs in the area to the living location of the employees, and the effect on air traffic.



General Plan Amendment No. 33
Adopted January 12, 1976
Resolution No. 8676

Amend the Land Use Element as excerpted from the City Council Resolution below:

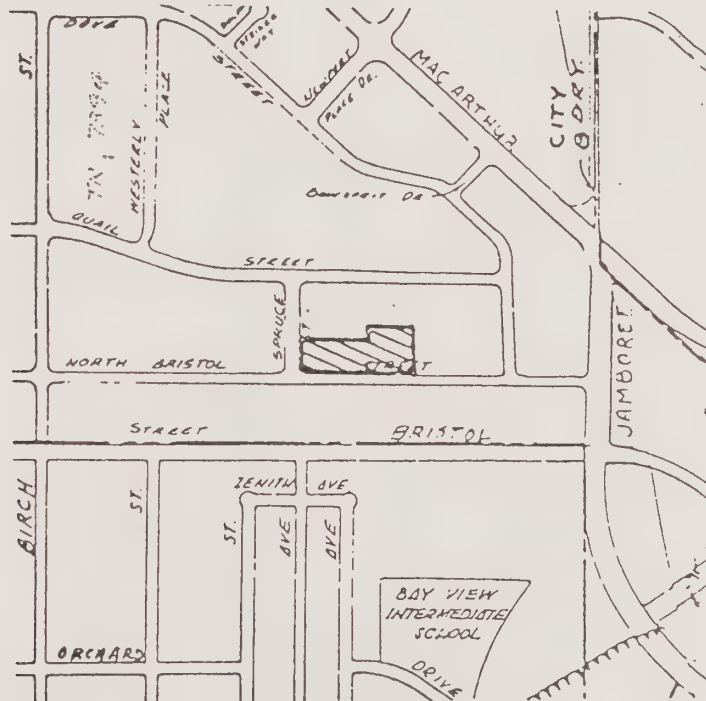
Change the designation of that certain land located in the "County Triangle" generally located northwesterly of Placentia Avenue and northeasterly of Medical Lane, and the extension thereof, from "Multiple-Family Residential" to "General Industry."



General Plan Amendment No. 76-1(B)
Adopted March 22, 1976
Resolution No. 8722

Amend the Land Use Element as excerpted from the City Council Resolution below:

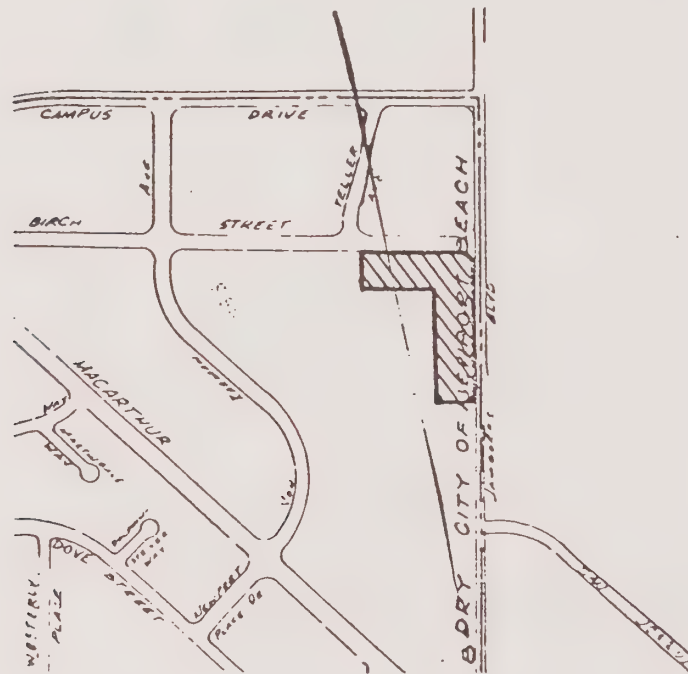
Change the designation of a portion of the 'Industrial-ly'-designated area of the Newport Place Planned Community (at the corner of Bristol Street and Spruce Avenue) to a mixture of "Administrative, Professional and Financial Commercial" and "Retail and Service Commercial."



General Plan Amendment No. 76-1(C)
Adopted March 22, 1976
Resolution No. 8722

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the designation of a portion of the 'Industrially'-designated area of the Koll Center Newport Planned Community (at the intersection of Jamboree Road and Birch Street) to a mixture of "Administrative, Professional and Financial Commercial" and "Retail and Service Commercial."

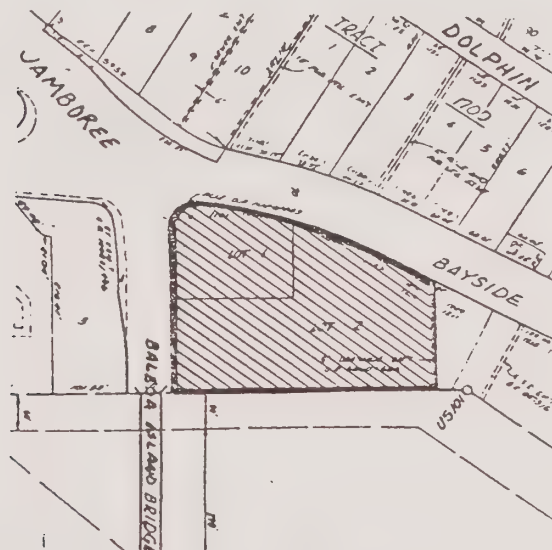


General Plan Amendment No. 76-2(A)
Adopted July 26, 1976
Resolution No. 8849

Amend the Land Use Element as excerpted from the City Council Resolution below:

Add "Administrative, Professional and Financial Commercial" and "Recreational and Environmental Open Space" as alternative uses in addition to the "Recreational and Marine Commercial" designation for the property at the southeast corner of Bayside Drive and Marine Avenue, and that the following language be added to page 16 of the Land Use Element:

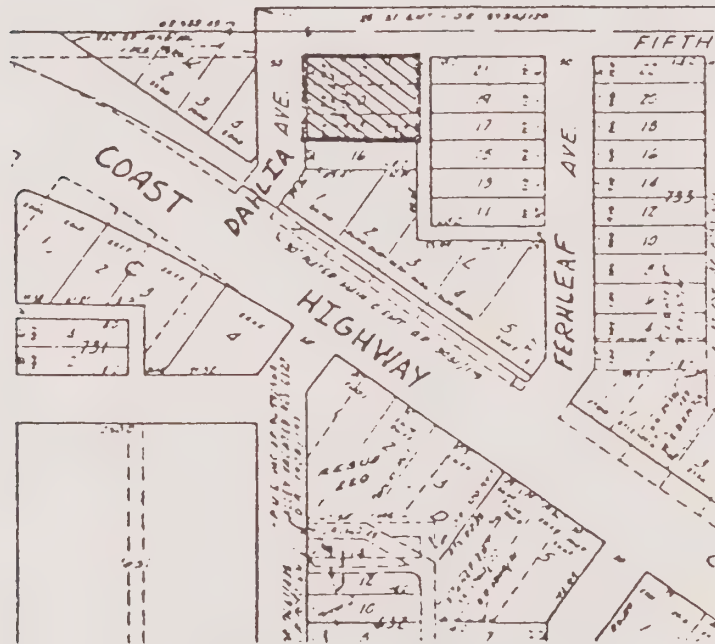
Any development of the property at the southeast corner of Marine Avenue and Bayside Drive should assure that a view triangle, with its apex at the intersection of Marine Avenue and Bayside Drive, is maintained and that adequate public access to the Bay is provided. The appearance of structures shall be compatible with, and not offensive to, the surrounding area. In order to assure that these objectives will be reached, Planning Commission approval of the development plans will be required. If necessary, the property will be rezoned to accomplish the above.



General Plan Amendment No. 76-3(A)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the designation of 4 lots at the southeast corner of Dahlia and Fifth Avenues in Corona del Mar from "Retail and Service Commercial" to "Two-Family Residential."



General Plan Amendment No. 76-3(B)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below:

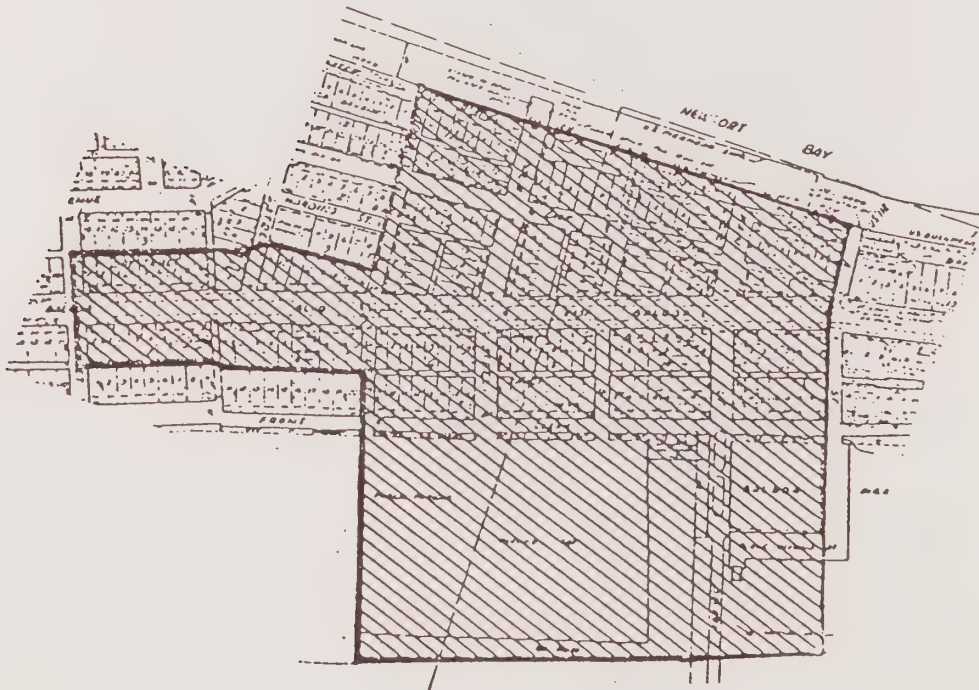
Revise the Open Space and "paseo" system in Harbor View Hills for consistency with adopted Planned Community development plans.



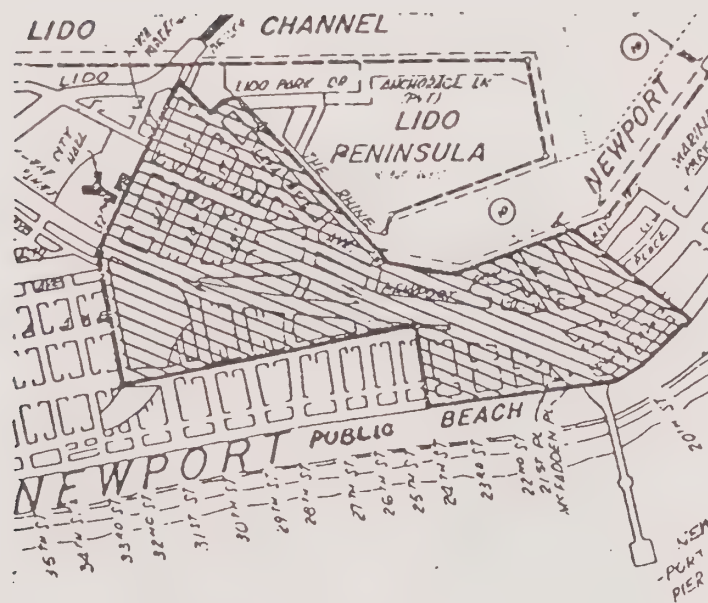
General Plan Amendment No. 76-3(C)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below adjusting and clarifying Specific Area Plan boundaries:

1. Cannery Village/McFadden Square Specific Area Plan.
The revised Specific Area Plan area of the "Cannery Village/McFadden Square" Specific Area Plan includes the commercial and residential area southeast of 32nd Street and northeast of Balboa Boulevard and the commercial and residential properties between the existing boundary and 19th Street. These revisions are intended to encompass areas with problems of mixed uses and circulation which are adjacent to the existing Specific Area Plan boundaries.



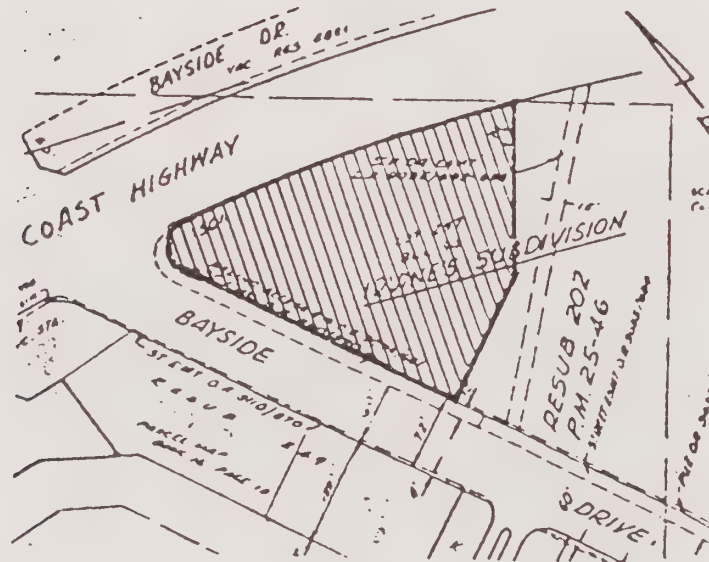
2. Central Balboa Specific Area Plan. The revised Specific Area Plan area of the "Central Balboa" Specific Area Plan include the commercial uses and commercially zoned property on Balboa Boulevard, west of the existing boundary (where the General Plan indicates "Multi-Family Residential"). The precise boundary of the "Central Balboa" Specific Area Plan area is shown on an 8 1/2" x 11" map to be added to the Land Use Element report.



General Plan Amendment No. 76-3(E)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the designation of existing commercial uses on the south side of East Pacific Coast Highway easterly of Bayside Drive from "Recreational and Marine Commercial" to "Retail and Service Commercial", to reflect existing uses and zoning.



General Plan Amendment No. 76-3(F)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below, adding a discussion of the possibility of residential development on the undeveloped portion of the Aeronutronic Ford site, to reflect the previously-adopted General Plan Amendment No. 31, as follows:

"In accordance with General Plan Amendment No. 31 (adopted by the City Council February 9, 1976) 'Residential' development may be approved by the Planning Commission and City Council as an alternate use for the currently undeveloped portion of the Aeronutronic Ford site, with specific density limits and development standards to be determined at such time as the property owner submits development plans for City approval."



General Plan Amendment No. 76-3(G)
Adopted November 22, 1976
Resolution No. 8938

An amendment to the Land Use Element as excerpted from the City Council Resolution below:

Add a section pertaining to zoning and General Plan consistency. The wording to be added to the Land Use Element is as follows:

"Zoning/General Plan Consistency. The Government Code (Section 65860) states that the Zoning Ordinance shall be consistent with the General Plan as follows:

'65860.

- (a) County or City zoning ordinances shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if:
 - (i) The city or county has officially adopted such a plan, and
 - (ii) The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses and programs specified in such a plan.
- (b) Any resident or property owner within a city or a county, as the case may be, may bring an action in the superior court to enforce compliance with the provisions of subdivision (a). Any such action or proceedings shall be governed by Chapter 2 (commencing with Section 1084) of Title I of Part 3 of the Code of Civil Procedure. Any action or proceedings taken pursuant to the provisions of this subsection must be taken within six months of January 1, 1974, or within 90 days of the enactment of any new zoning ordinance as to said amendment or amendments.
- (c) In the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to such a plan, or to any element of such a plan, such zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended.'

General Plan Amendment No. 76-3(G) Cont.

As indicated in subsection (a) of Section 65860, zoning and General Plan consistency is defined in terms of the compatibility of zoning with the objectives and uses specified in the General Plan. This concept of compatibility allows for greater flexibility of interpretation than the term "consistency" in its strictest sense. Consequently, in certain cases zoning may be determined to be consistent with the General Plan on the basis of compatibility with its long-range objectives. It shall be the policy of the City of Newport Beach to seek the highest degree of consistency between the zoning Ordinance and the General Plan, while recognizing that absolute conformity at any one point in time may not be feasible or desirable."

The following wording is to be added to the text of the Land Use Element dealing with these problem areas:

- (1) Description of "Recreational and Environmental Open Space": "Wherever the zoning of private property designated as open space by the Land Use Element is inconsistent with said element, it is the intent of the City to seek the agreement of property owners for rezoning to open space, or to seek public acquisition of such open space areas. No changes in land use on property designated for open space purposes shall be permitted which are not consistent with the policies and objectives of the General Plan."
- (2) Discussion of Specific Area Plans: "Within areas designated for a Specific Area Plan, existing zoning should not be considered inconsistent with the General Plan objectives since the Specific Area Plan will replace the existing zoning, and since the Site Plan Review requirement will, in the interim, help to assure the accomplishment of General Plan objectives."
- (3) Description of the "Recreational and Marine Commercial": "Where inconsistencies between existing zoning and the "Recreational and Marine Commercial" designation occur, except in an area designated for a 'Specific Area Plan', properties will be rezoned to a, yet to be created, 'Recreational and Marine Commercial' District."

General Plan Amendment No. 76-3(G) Cont.

- (4) Relating to the Dunes area on the question of zoning/General Plan consistency: "Any development plans for the Newport Dunes area should be prepared with the fullest possible cooperation between the City and County, and should be consistent with the intent of the "Recreational and Environmental Open Space" designation of the General Plan."

General Plan Amendment No. 76-3(H)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below:

Adding a statement to the effect that the property near Island Avenue and Balboa Boulevard, currently zoned and developed for commercial purposes, may remain in a commercial district until the commercial uses are discontinued, at which time rezoning to a residential district will be considered. The following wording will be added to the Land Use Element text:

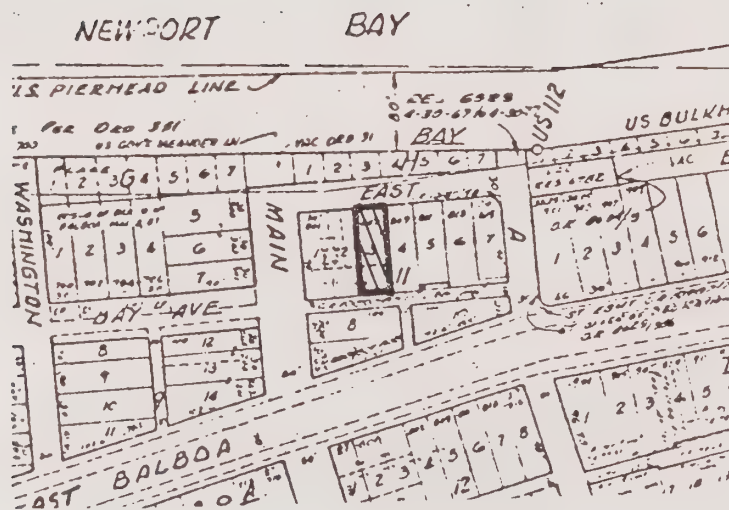
"Commercial Uses on Balboa Boulevard near Island Avenue. The property on the northerly side of Balboa Boulevard west of Island Avenue, currently zoned and developed for commercial purposes, may remain in a commercial zoning district until such time as commercial use of the property is discontinued or property owner requests a zone change, at which time rezoning to a residential district will be considered."



General Plan Amendment No. 76-3(I)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below:

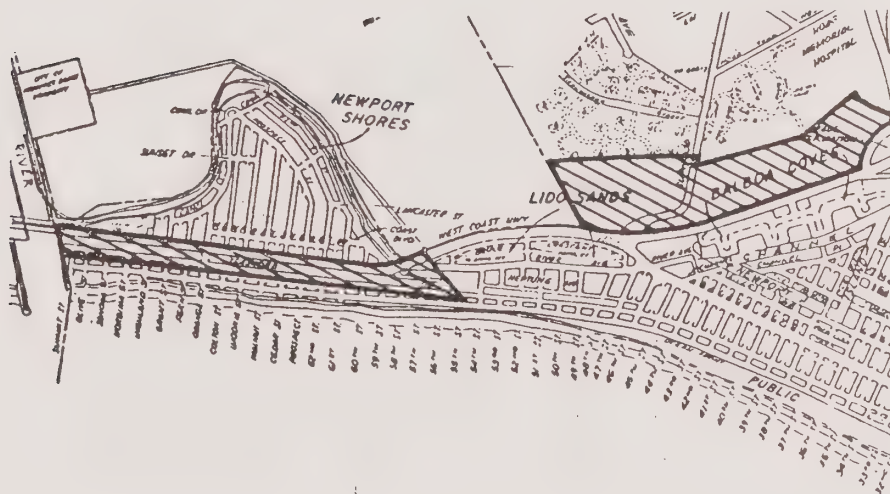
Change the designation of property at 807 East Bay Avenue from "Retail and Service Commercial" to "Two-Family Residential."



General Plan Amendment No. 76-3(J)
Adopted November 22, 1976
Resolution No. 8938

Amend the Land Use Element as excerpted from the City Council Resolution below:

Designate state-owned property, adjacent to West Pacific Coast Highway between the Santa Ana River and Newport Boulevard, for the preparation of a Specific Area Plan.



General Plan Amendment No. 76-3(K)
Adopted November 22, 1976
Resolution No. 8938

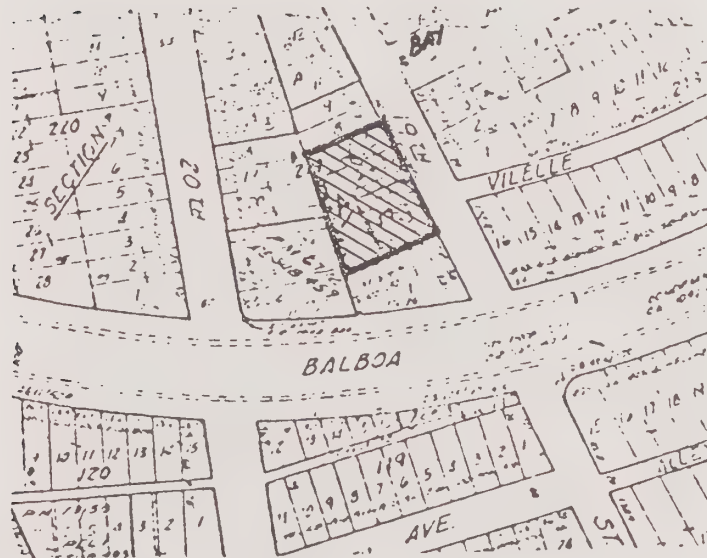
The wording to be added to the Land Use Element text, as excerpted from the City Council resolution, is as follows:

General Industry. This subcategory includes research, development, manufacturing firms, professional services (such as architecture or engineering), warehouses and whole-sale sales, with retail sales only if the retail sales are ancillary to, and on the same lot as, another primary industrial or professional service use. Separate office buildings will be permitted within areas designated "General Industry" only where the zoning ordinance allows this use.

General Plan Amendment No. 77-1(A)
Adopted March 28, 1977
Resolution No. 9035

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the designation of 5 lots at 207-215 19th Street on the Balboa Peninsula from "Two-Family Residential" to "Multiple-Family Residential."



General Plan Amendment No. 77-1(D)
Adopted March 28, 1977
Resolution No. 9035

Amend the Land Use Element as excerpted from the City Council Resolution below:

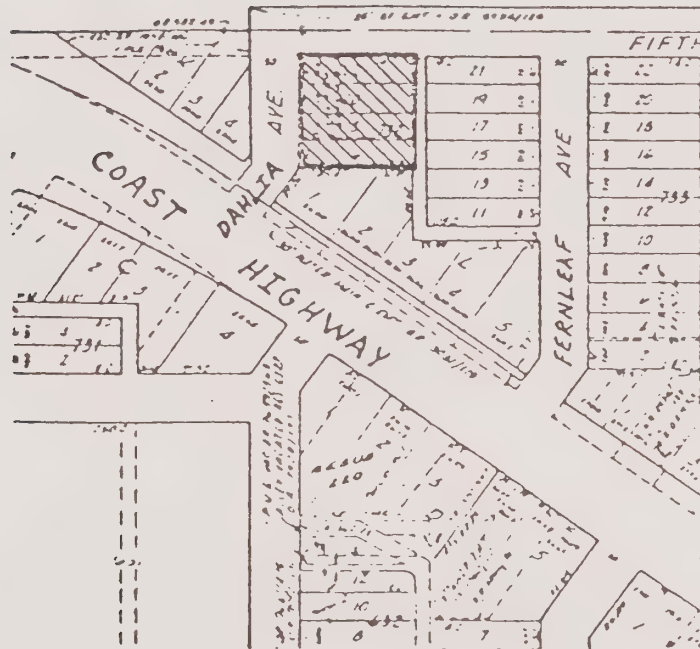
Expand the boundaries of the Corona del Mar Specific Area Plan to include residential areas north and south of Pacific Coast Highway.



General Plan Amendment No. 77-1(F)
Adopted March 28, 1977
Resolution No. 9035

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the designation of 4 lots at the southeast corner of Dahlia and Fifth Avenues in Corona del Mar from "Two-Family Residential" to "Retail and Service Commercial" and "Administrative, Professional, and Financial Commercial."



General Plan Amendment No. 77-2(D)
Adopted September 19, 1977
Resolution No. 9191

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the designation of the MWD Reservoir site and adjacent property in the Spyglass Hill area deleting the "Governmental, Educational and Institutional Facilities" designation and rearranging the "Recreational and Environmental Open Space" and 'Residential' designations. Further, the following wording be added to the Land Use Element as follows:

- (a) To page 24 of the Land Use Element:
- "Development of the MWD Reservoir site and parcels adjacent to San Miguel Drive and Spyglass Hill Road shall be limited to a combination of neighborhood park, open space, and residential use. It is anticipated that approximately 9 acres of this site will be used for park purposes, and approximately 11.5 acres will be devoted to "Low-Density Residential" use. In connection with the preparation of specific development plans, an Environmental Impact Report shall be prepared which addresses in part the issue of on-site and off-site parking in relation to the park site, and the impact of residential development on traffic, public service and support systems."



General Plan Amendment No. 77-3(C)
Adopted December 12, 1977
Resolution 9231

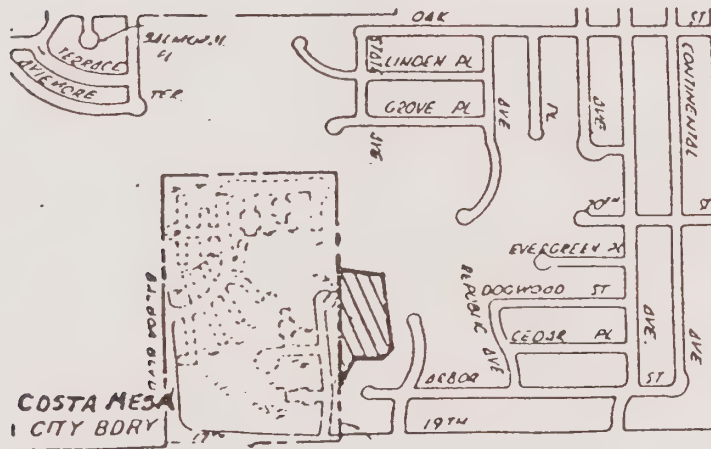
Amend the Land Use Element as excerpted from the City Council Resolution below:

Revise the definition of "Buildable Acreage" to exclude areas dedicated for park purposes and areas to be used for street purposes.

General Plan Amendment No. 78-1(B)
Adopted August 14, 1978
Resolution No. 9411

Amend the Land Use Element as excerpted from the City Council Resolution below:

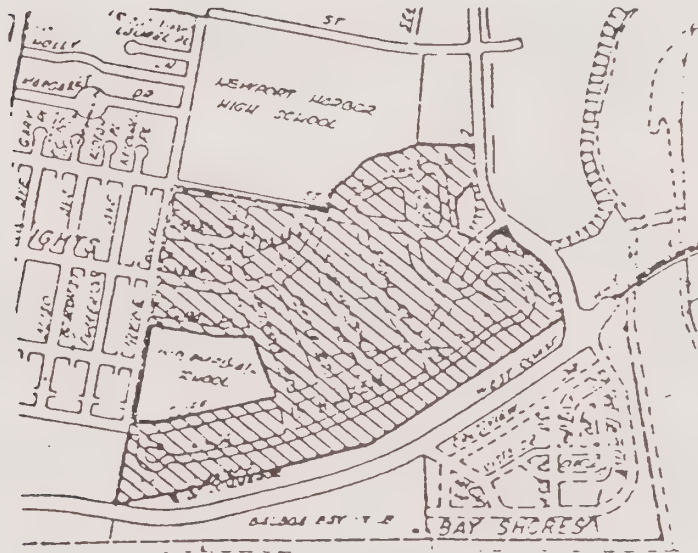
Designate a 2.3 acre parcel adjacent to the Newport Terrace development (former City dump site) and currently in the City of Costa Mesa, for "Medium-Density Residential," setting a maximum number of dwelling units on the site at 12 units, and in favor of annexation of the subject property to the City of Newport Beach.



Resolution No. 9411

Amend the Land Use Element as excerpted from the City Council Resolution below:

Prohibit residential subdivisions in the Cliff Haven area which would result in lots smaller than the average or typical lot in the vicinity.



General Plan Amendment No. 78-2
Adopted December 20, 1978
Resolution No. 9485

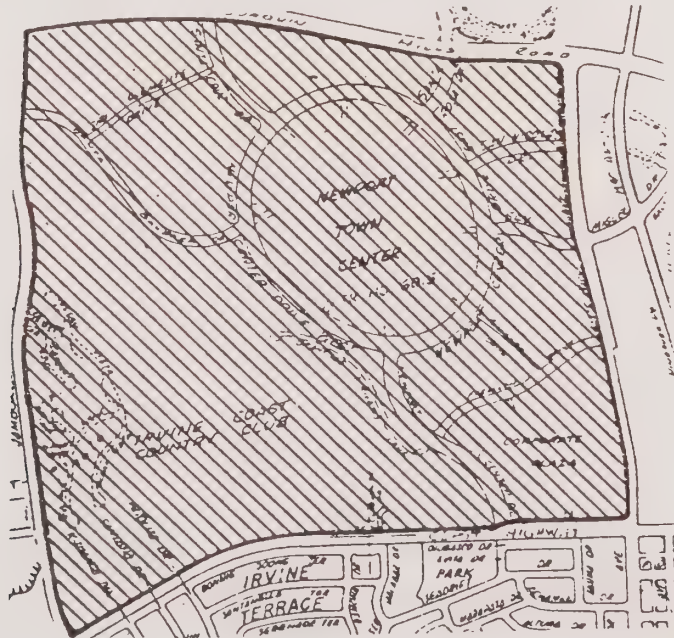
Amend the Land Use Element as excerpted from the City Council Resolution below:

1. Newport Center

(a) Amend General Plan for Newport Center to provide that total development shall not exceed the following limits for each category of development:

1)	Office/Medical	3,750,000 sq.ft.
2)	Comm./Retail & Restaurant	1,250,000 sq.ft.
3)	Theatre	4,400 seats
4)	Hotel	377 rooms
5)	Residential	538 du's
6)	Civic/Cultural	106,100 sq.ft.
7)	Automotive	5 acres
8)	Golf Club	18 holes
9)	Tennis Club	24 courts

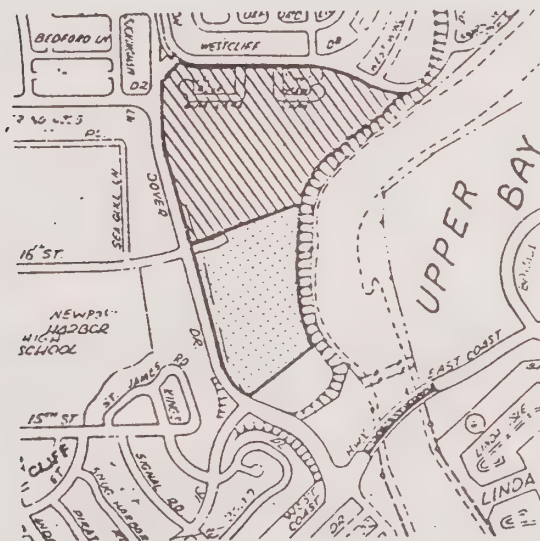
(b) Changes to the types and location of uses may be made provided that an analysis of both location and intensity demonstrates that the traffic system is not adversely affected and that traffic generation as it affects the major intersections during critical peak periods does not exceed the capacities provided in the approved street development plan.





General Plan Amendment No. 78-2 (Cont.)

2. Castaways Commercial Site

- (a) Amend General Plan to provide for alternate use of "Medium Density Residential" with a maximum of 100 dwellings on approximately 20 acres of the site.
- (b) "Recreation and Marine Commercial" would remain on approximately 5 acres of the site adjacent to Dover and Pacific Coast Highway.
- (c) Design shall make provision for public access consistent with Coastal Act policies and ordinances of the City.
- (d) EIR for any proposed development shall examine alternative land uses and clearly set forth impacts of those uses and possible mitigation measures to relieve adverse impacts.



-  MEDIUM DENSITY RESIDENTIAL
-  RECREATIONAL & MARINE COMMERCIAL

-
- A hand-drawn map of the Newport Dunes area. The map shows several streets: Newport Drive, Beacon Bay, Balboa, and Island. Newport Dunes is labeled in the upper left. A shaded area is shown along the coast. The map is drawn on a grid of streets.

General Plan Amendment No. 78-2 (Cont.)

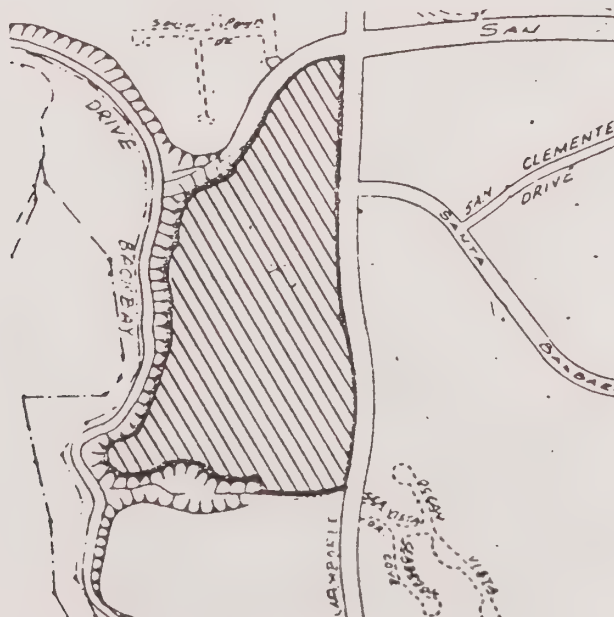
4. Westbay

Reduce allowable dwellings from 426 to 348.



5. Newporter North

Reduce allowable dwellings from 704 to 440.



General Plan Amendment No. 78-2 (Cont.)

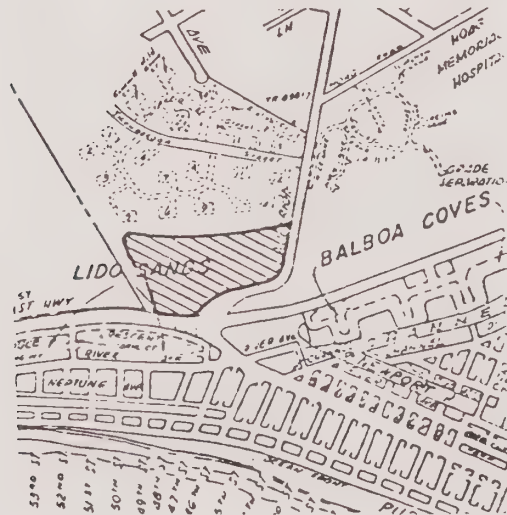
6. Freeway Reservation East

Limit maximum number of dwellings to 100.



7. CalTrans West

Amend designation from "Multiple-Family Residential" to "Recreational and Environmental Open Space" with the intent that this property be acquired for public open space.



General Plan Amendment No. 78-2 (Cont.)

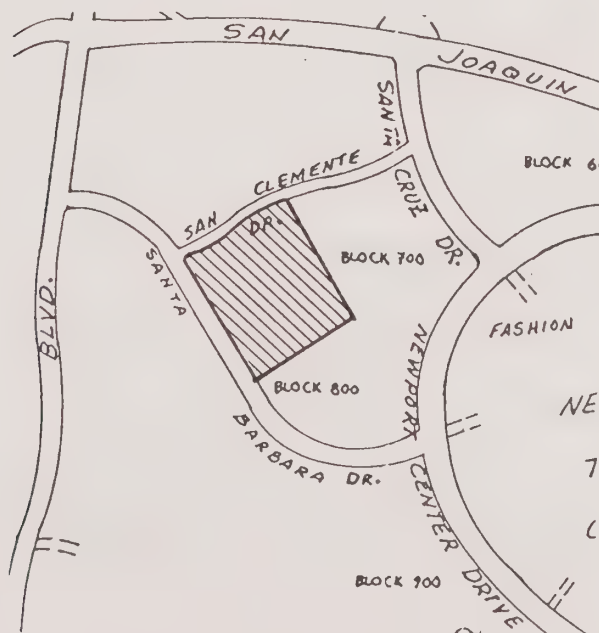
8. Castaways Residential Site

Reduce allowable dwellings from 320 to 225.



9. Newport Center Condos Site

Reduce allowable dwellings from 315 to 245 (reflected in Newport Center above).



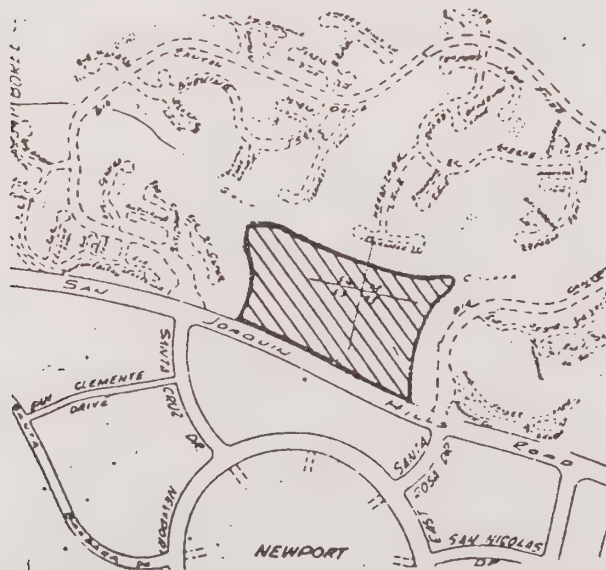
10. Eastbluff Remnant

Reduce allowable dwellings from 84 to 42.



11. Big Canyon

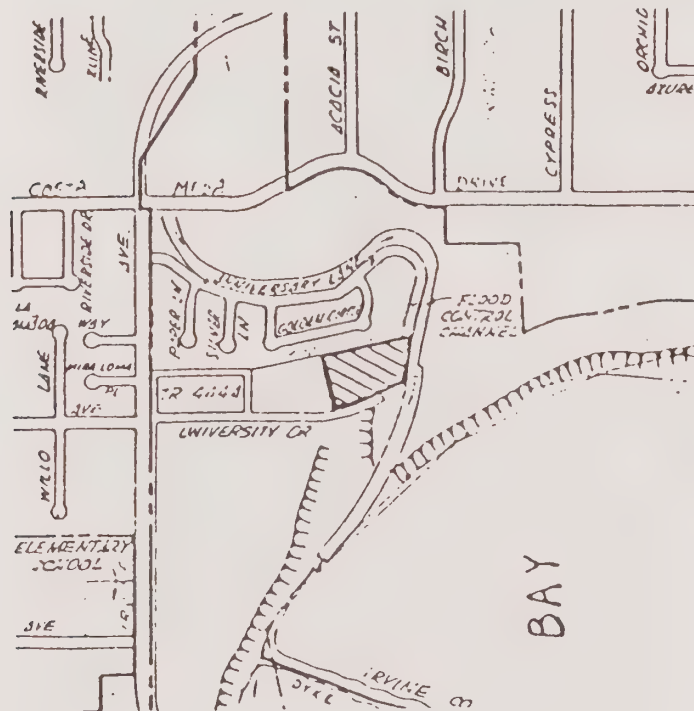
Reduce allowable dwellings from 338 to 260. Applies to total remaining development of Big Canyon.



General Plan Amendment No. 78-3(A)
Adopted December 20, 1978
Resolution No. 9476

Amend the Land Use Element as excerpted from the City Council Resolution below:

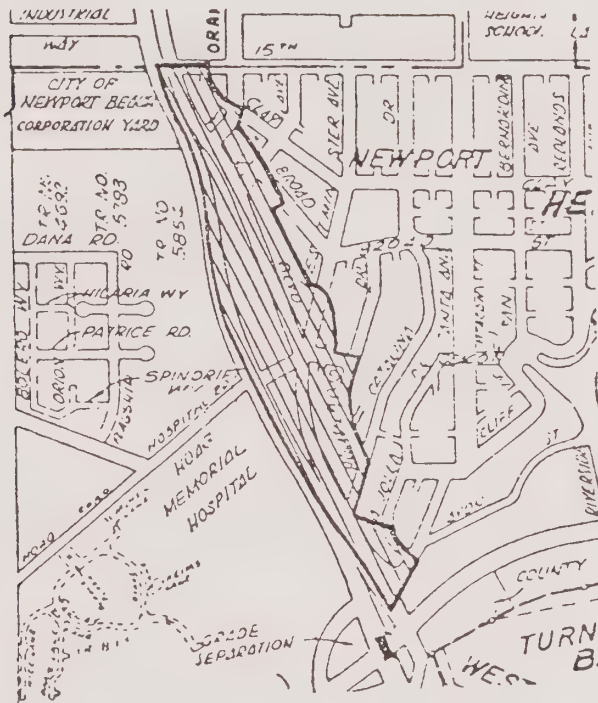
Allow "Administrative, Professional, and Financial Commercial" as an alternate land use on a 4.5 acre parcel on University Drive east of Irvine Avenue (Deane Property) in addition to "Multiple-Family Residential."



General Plan Amendment No. 78-3(C)
Adopted December 20, 1978
Resolution No. 9476

Amend the Land Use Element as excerpted from the City Council Resolution below:

Allow "Retail and Service Commercial" and 'Residential' as alternate uses to the existing "Administrative, Professional and Financial Commercial" designation within the "Old Newport Boulevard" Specific Area Plan District.



General Plan Amendment No. 79-1
Adopted December 10, 1979
Resolution No. 9689

Amend the Land Use Element as excerpted from the City Council Resolution below:

1. Koll Center

Delete 141,021 square feet from underbuilt office sites D, E, and F as outlined in the Planned Community Development Text; allow development of 30% of the remaining allowable square footage, as of October 1, 1978, prior to the adoption of a traffic phasing plan; reduce the remaining 70% by 50% (except Courthouse), and require a traffic phasing plan prior to the construction of this additional square footage; and remove the possibility of a hotel by use permit. Following is a summary of the reductions as they apply to each property owner:

Property Owner	Allowable 10/7/78	A 10/1/78 30%	B 10/1/78 70% less 50%	Constructed Since 10/1/78	(A+B-C) Remaining Allowable
Koll/Aetna	383,752 ¹ + Hotel	115,126	134,313	143,014 ²	106,425
Irvine Co.	358,200	107,460	125,370	-0-	232,830
Akulian/White/ Houlihans	90,000	27,000	31,500	19,800 ²	38,700
Rockwell	31,775	9,532	11,122	-0-	20,654
Courthouse	25,625	---	---	---	25,625
Ten Eyck/ Wells	0 ¹	---	---	---	-0-
Cal.Can.Bank	0 ¹	---	---	---	-0-
	889,352 ¹ + Hotel				424,234 ²

The total remaining allowable development (as of September 1, 1979) for Koll Center was 726,538 sq.ft.³ plus a hotel subject to a use permit. The effect of GPA 79-1 is to reduce this remaining allowable to 424,234 sq.ft. and eliminate the provision for a hotel subject to a use permit.

¹ 141,021 sq.f.t are excluded for underbuilt office sites D, E, and F

² As of September 1, 1979

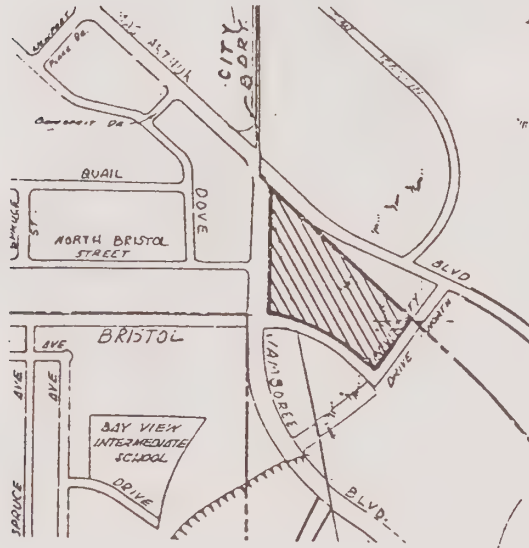
³ Excluding 141,021 sq.ft. for underbuilt office sites D, E, and F

General Plan Amendment No. 79-1 (Cont.)



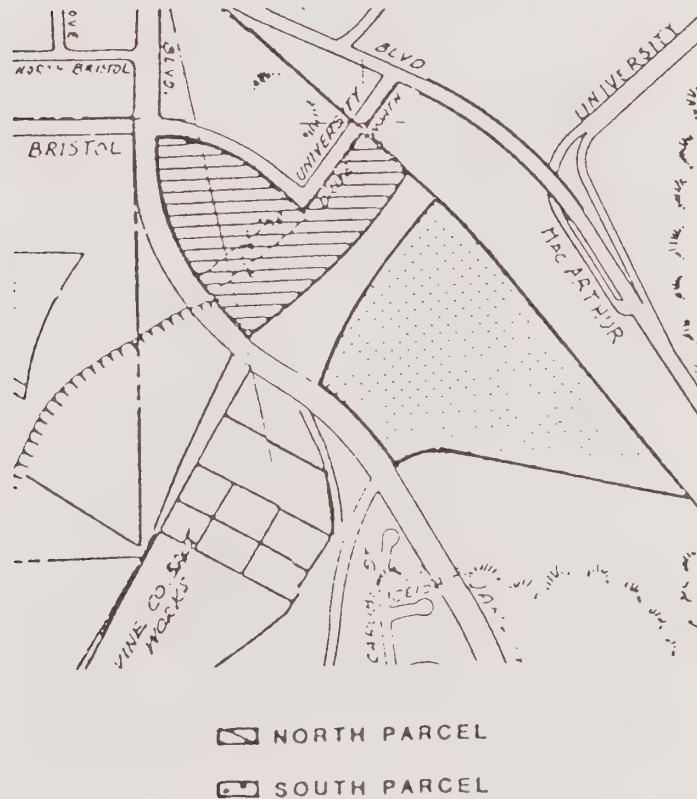
2. Jamboree/MacArthur

Change the designation to "Governmental, Educational and Institutional Facilities" for public works reserve with allowable use of a freeway loop ramp and/or a "Park and Ride" facility. The site would have a secondary alternate land use of "Retail and Service Commercial" and "Administrative, Professional and Financial Commercial" uses (consistent with the existing General Plan designation), with density limitations to be established in the Planned Community Development Plan.



3. San Diego Creek

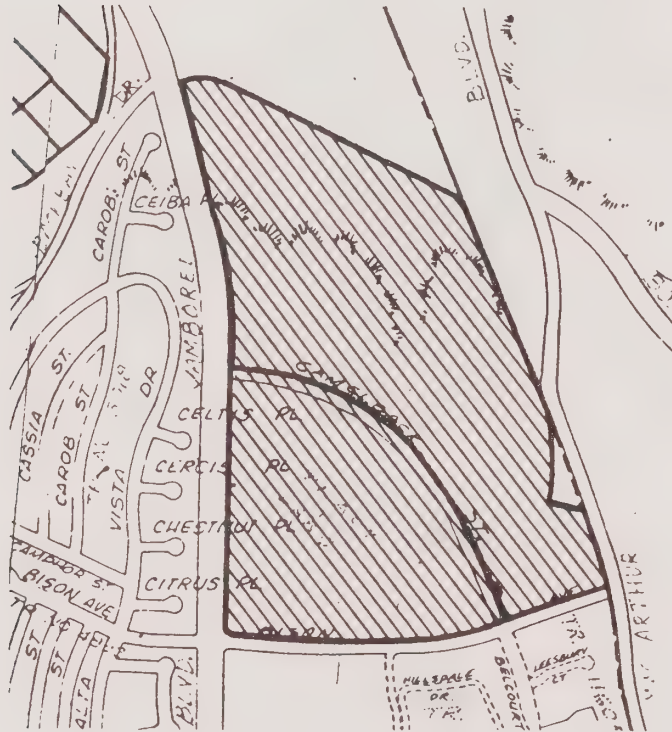
Change the designation to "Governmental, Educational and Institutional Facilities" for public works reserve with an allowable use of a "Park and Ride" facility on the northerly 12 acres and a desilting basin on the southerly 47 acres. The northerly 12 acres would have a secondary alternate land use of "Retail and Service Commercial," not to exceed 52,727 sq.ft. The southerly 47 acres would have a secondary alternate land use of "General Industry," not to exceed 204,732 sq.ft.



4. North Ford

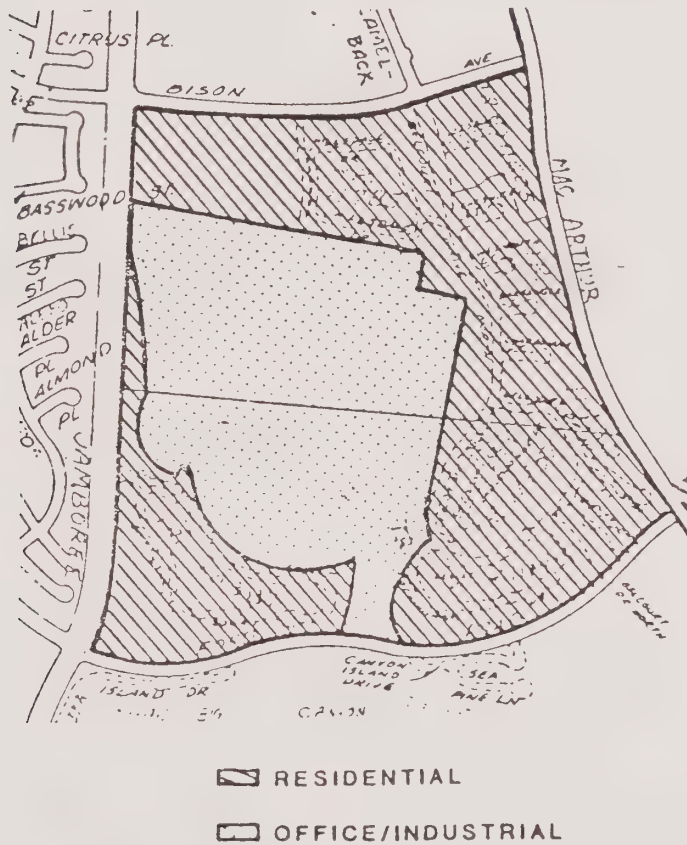
Change the designation to allow local "Retail and Service Commercial" uses not to exceed 28,500 sq.ft.; "General Industry" uses on \pm 26 acres, not to exceed 295,000 sq.ft.; and "Medium Density Residential" uses on the remaining \pm 20 acres, not to exceed 120 dwelling units.

The residential portion of the project shall be constructed prior to or concurrently with the commercial and industrial uses.



5. Aeronutronic Ford

Additional development shall be limited to 368,000 sq.ft. of 'Office' and 'Industrial' and 300 residential dwelling units.



6. Newport Center

The remaining allowable development in Newport Center was reduced as follows:

- A. Sea Island's excess 94 dwelling units have been deleted;
- B. 105,000 sq.ft. of Pacific Mutual excess have been deleted;
- C. For Newport Village, 102,681 sq.ft. of office and approximately 9,750 sq.ft. of theater have been replaced with residential at four dwelling units per buildable acre on 14.25 acres (66% of land area).
- D. For Pacific Coast Highway/Jamboree, 111,262 sq.ft. of office has been replaced with residential at four dwelling units per buildable acre on 14.25 acres.
- E. Approximately 145 additional dwelling units are permitted through the density transfer process.
- F. The total remaining allowable office space has been reduced by 50%.

The following table shows the total remaining allowable development for Newport Center and the maximum allowed for each traffic analysis zone (TAZ). It should be noted that under office uses, the sum of the totals for each TAZ exceeds the total office square footage allowed for Newport Center. The property owner has the option of utilizing the maximum square footage designated for each TAZ; however, the total future office uses shall not exceed 441,513 sq.ft.

General Plan Amendment No. 79-1 (Cont.)

	Office	Comm/Retail	Theatre	Civic Cultural	Resi- dential
Golf Club (63)	-0-	-0-	-0-	-0-	-0-
700/800 (64)	244,114 ⁴	18,000	1350 sts.(20,000 s.f.)	10,000	245
600 (65)	293,338	-0-	-0-	-0-	-0-
400/500 (66)	124,684	-0-	-0-	-0-	-0-
Corp.Plaza (67)	163,582	-0-	650 sts.(9,750 s.f.)	-0-	-0-
Newpt.Vill.(68)	-0-	58,750 ⁵ (0)	-0-	-0-	58 ⁵ (88)
Fash.Isl. (69)	-0-	10,250	-0-	-0-	-0-
Sea Isl. (94)	-0-	-0-	-0-	-0-	-0-
Corp.Plaza W &	-0-	57,317 ⁵	-0-	-0-	-0-
PCH/Jamb. (95)	(57,317)	(0)			
Floating	-0-	-0-	-0-	-0-	145 ⁶
	441,518 ⁷	87,800 ⁸	2000 sts. (29,750 s.f.)	10,000	505 dus

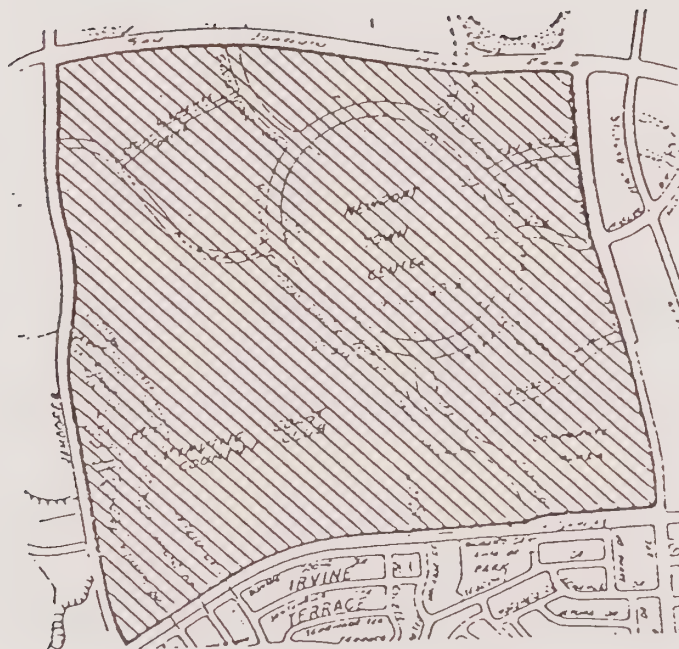
⁴Includes 234,706 sq.ft. for Civic Plaza and an additional 9,404 sq.ft. for Pacific Mutual; does not include the approved 245,000 sq.ft. Pacific Mutual expansion, which is allowed in addition to this number; 105,000 sq.ft. have been deleted consistent with Block 800 Planned Community Development Plan adopted 4/23/79.

⁵Secondary alternate use.

⁶Through the density transfer process, approximately 145 dwelling units can be built in Newport Center. The exact number will be based on all of Eastbluff Remnant and 75% of Westbay at 4 du's per buildable acre.

⁷The total remaining allowable office space has been reduced by 50%. For purposes of this calculation, it was assumed that the 57,317 sq.ft. for Corporate Plaza West would be developed as office space; if it was developed as Retail/Commercial, the total allowable office space would be reduced to 412,860 sq.ft.

⁸This total does not include the 57,317 sq.ft. in Corporate Plaza West. It is assumed that this site would be developed with the secondary alternative office uses.



7. Bayview Landing

Designate for "Recreational and Environmental Open Space" for public recreation uses with a view park and bike path on upper portion and Recreation Vehicle camping on lower portion or similar recreational uses of no greater intensity. As an alternate use, 4 du's per buildable acre with all buildings to be located on the lower portion of the site to preserve existing public views.



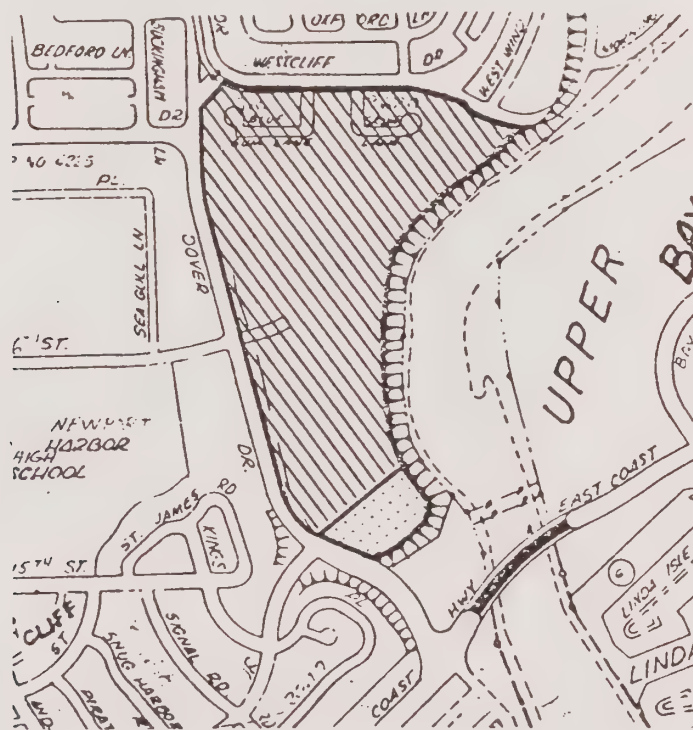
8. Castaways

Designate 60 acres for "Low Density Residential" at 4 du's per buildable acre, and 5 acres for "Recreation and Marine Commercial" uses. There shall be no hotels or motels permitted. This reduces the number of dwellings allowed from 325 to approximately 151 based on the property owner's estimate of 37.8 buildable acres.

'Residential' (37.8 buildable acres at 4 du's per buildable acre: 151 du's.

"Recreation and Marine Commercial" (5 acres): 40,000 sq.ft.

* Exact square footage will be established with adoption of Planned Community text.



 LOW DENSITY RESIDENTIAL

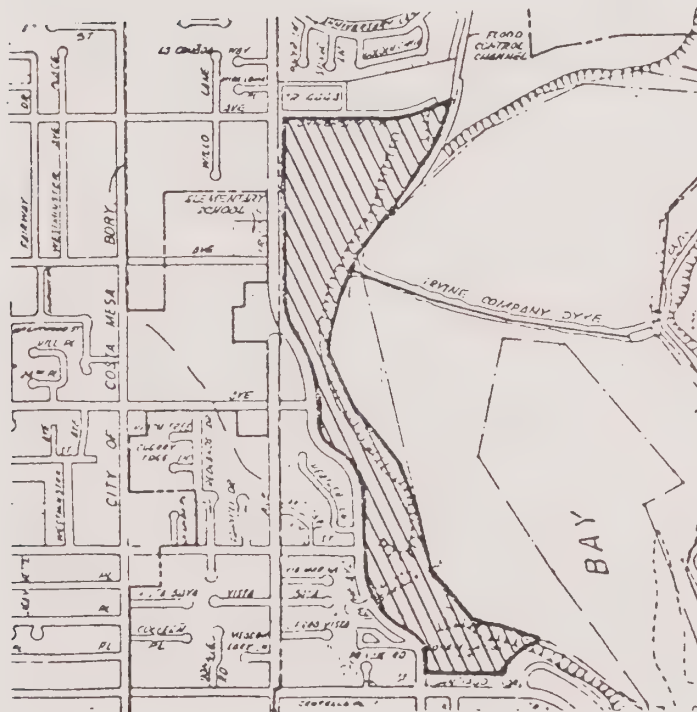
 RECREATIONAL & MARINE COMMERCIAL

General Plan Amendment No. 79-1 (Cont.)

9. Westbay

Designate 'Residential' uses at 4 du's per buildable acre with 75% of the allowable units to be transferred to Newport Center. This will reduce the number of dwellings allowed from 348 to approximately 161, based on the property owner's estimate of buildable acreage.

Residential (on site)	40 du's
Residential (off site)	121 du's
	<hr/>
	161 du's



10. Eastbluff Remnant

Designate 'Residential' uses at 4 du's per buildable acre to be transferred to Newport Center.

Residential (on site)	0 du's
Residential (off site)	<u>24 du's</u>
	24 du's



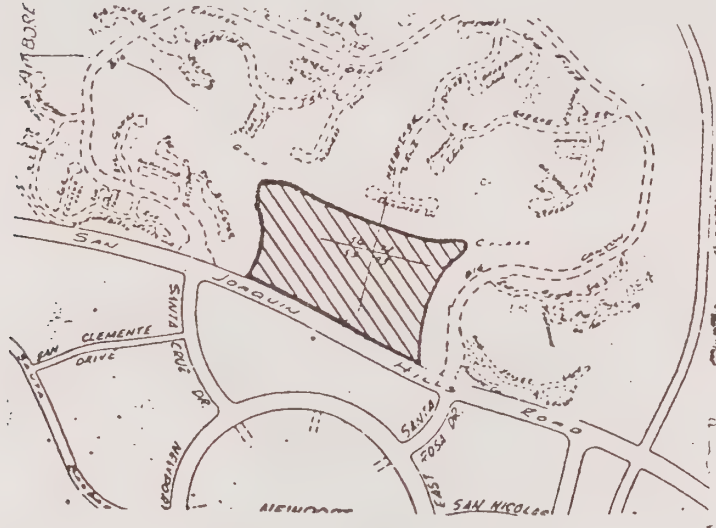
11. Newporter North

Designate for "Low Density Residential" uses at 4 du's per buildable acre with 25% of the allowable units transferable to either Newport Center or North Ford at the option of the property owner. The structures shall be clustered to accommodate archaeological sites and marsh sites. It is estimated that this will reduce the number of dwelling units allowed from 440 to approximately 212 (52%).



12. Big Canyon (Area 10)

Designate for "Medium-Density Residential" uses, with a maximum of 80 dwelling units permitted.



13. Baywood Expansion

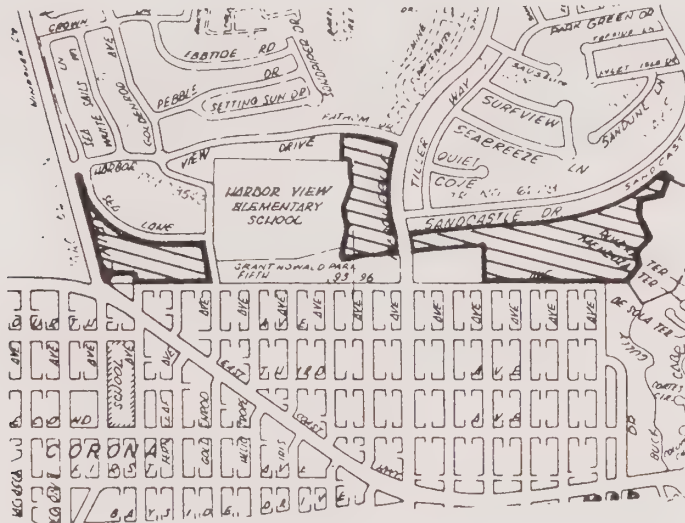
Designate for "Medium Density Residential" uses at 10 du's per buildable acre, with a maximum of 68 dwelling units.



General Plan Amendment No. 79-1 (Cont.)

14. Fifth Avenue Parcels

Designate for "Low Density Residential" uses at 4 du's per buildable acre to permit approximately 108 dwelling units.



15. Beeco Property

Designate for "Low Density Residential" uses at 4 du's per buildable acre which will permit approximately 450 dwelling units.



16. Mouth of Big Canyon

Designate for "Recreation and Environmental Open Space" uses. This effectively deletes the "Low Density Residential" alternate allowed by the existing General Plan.



17. "Buildable Acreage"

The existing definition of "Buildable Acreage" for purposes of determining densities shall remain. Policy language will be added to the Land Use Element of the General Plan stating that in the discretionary review of projects, no structures shall be built in the following sensitive areas, as determined by the Planning Commission or City Council:

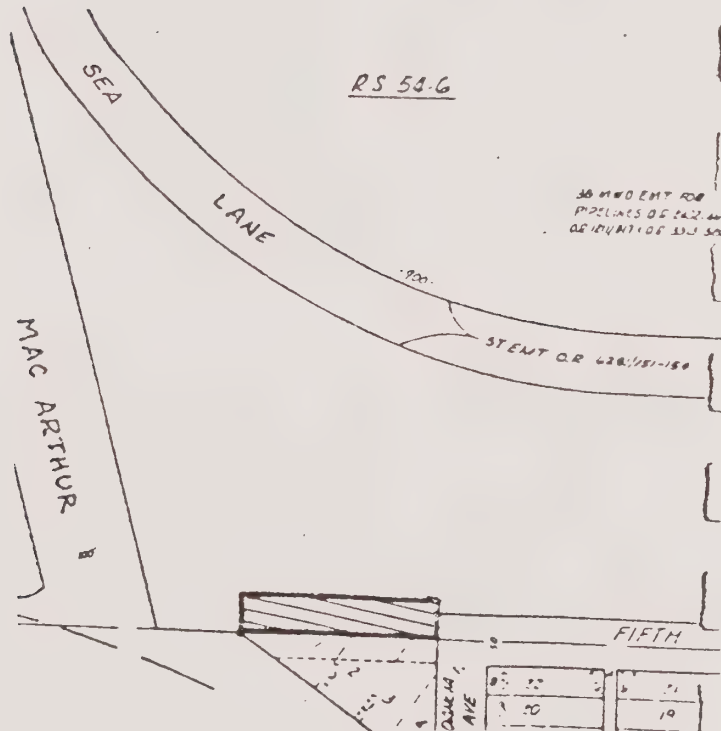
- A. Environmentally sensitive habitat areas;
- B. Coastal bluffs;
- C. Blufftop setback areas;
- D. Riparian areas;
- E. Geologic hazard areas;
- F. Residential development areas impacted by noise levels of 65 CNEL or greater.

General Plan Amendment No. 80-1
Adopted March 24, 1980
Resolution 9746

Amend the Land Use Element as excerpted from the City Council Resolution below:

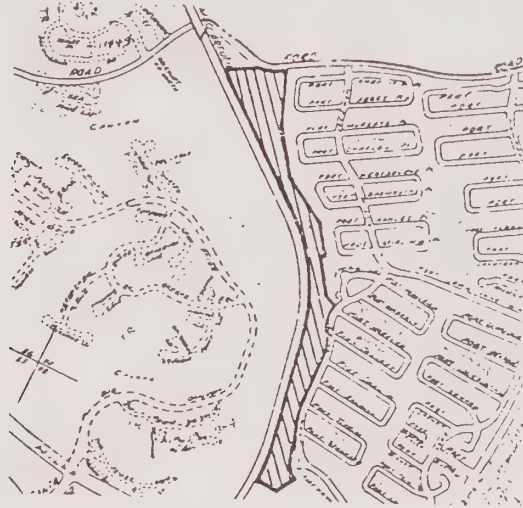
1. Chevron Service Station

Change the designation on \pm 0.2 acres northwesterly of the intersection of Pacific Coast Highway and Dahlia Avenue in Corona del Mar, from "Low Density Residential" to "Retail and Service Commercial" uses.



2. Freeway Reservation East

Change the designation on \pm 25 acres easterly of MacArthur Boulevard adjacent to Harbor View Hills from "Medium-Density Residential" with a maximum of 100 units to "Low-Density Residential" with a maximum of four dwelling units per buildable acre.



3. "Buildable Acreage"

Add policy language stating that at the time the Planning Commission and/or City Council reviews a Planned Community Development Plan, Tentative Map and/or environmental documentation for a particular project, consideration shall be given to deleting certain sensitive areas from the calculation of the total number of residential units or square footage of commercial development to be allowed on a site as follows: Flood plain areas.

4. Location of Structures

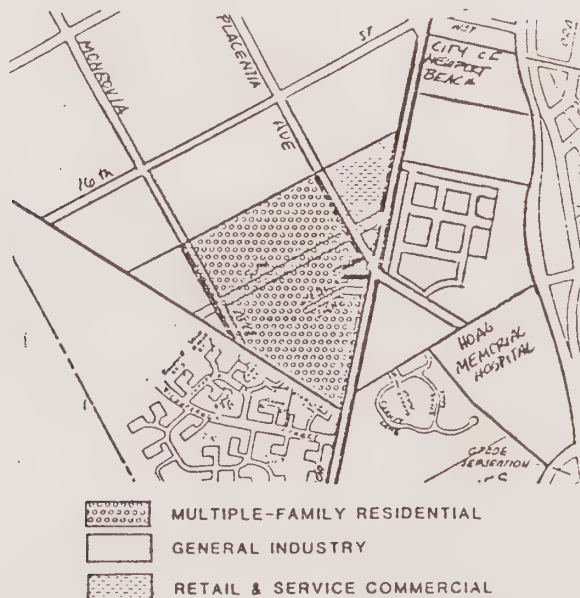
Change the Land Use and Residential Growth Elements of the General Plan, to apply when considering the subdivision or resubdivision of land or to the adoption of Planned community Development Plans, adding to the list of areas where no structures shall be built as follows:

1. Flood plain areas;
2. Natural slope areas greater than two to one (2:1) and greater than 25 feet high.

General Plan Amendment No. 80-2
Adopted September 22, 1980
Resolution 9880

Amend the Land Use Element as excerpted from the City Council Resolution below:

The area designated as the 'County Triangle' has a combination of 'Industrial,' 'Commercial' and 'Residential' uses. The area west of Monrovia Avenue is designated for 'Industrial' uses with a maximum development intensity of 1.0 times the buildable area. The area between Monrovia Avenue and Placentia Avenue, with the exception of the commercial area west of the intersection of Placentia Avenue and Superior Avenue, is designated for "Multiple-Family Residential" uses. Due to historic precedents and established land use patterns which developed prior to the annexation of the "County Triangle," the maximum residential density permitted is 20 dwelling units per buildable acre. The area between Placentia Avenue and Superior Avenue and the commercial area west of the intersection of Placentia Avenue and Superior Avenue is "Retail and Service Commercial" with a maximum development intensity of 1.0 times the buildable area.



General Plan Amendment No. 81-1
Adopted March 12, 1982
Resolution 82-41

Amend the Land Use Element as excerpted from the City Council Resolution below:

- Site 1: "Multiple-Family Residential" development with a maximum of 11.5 dwelling units per buildable acre. A portion of the allowed units may be transferred to Site 3.
- Site 2: A mixture of "Administrative, Professional and Financial Commercial," "General Industry," "Governmental, Educational, and Institutional Facilities" with a maximum of 235,600 square feet of office development and 164,400 square feet of industrial development.
- Site 3: "Multiple-Family Residential" development with a maximum of 11.5 dwelling units per buildable acre. Residential densities in excess of 11.5 dwelling units per buildable acre up to 15 dwelling units per buildable acre may be permitted to accommodate dwelling units transferred from Site 1.



General Plan Amendment No. 81-2
Adopted May 9, 1983
Resolution 83-43

Amend the Land Use Element as excerpted from the City Council resolution below:

CalTrans West: Designate the ±13 acre site northwesterly of the intersection of West Pacific Coast Highway and Superior Avenue for "Multiple-Family Residential" uses at 15 dwelling units per buildable acre.

1. The preferred access to the CalTrans West site is from the proposed Bluff Road (Balboa Boulevard extension) across a portion of the Banning property. A reasonable effort must be made to establish this access from Bluff Road at the time of approval of the tentative tract map for the CalTrans West site if it is submitted prior to tentative maps for the Banning-Newport Ranch. Temporary and limited access may be developed from realigned Superior Avenue. The precise location of all access will be determined at the time of approval of the tentative tract map.
2. That existing views of ocean and bay shall be preserved for a line-of-sight four feet above the lower balcony level of a Newport Crest Residence.
3. 20% of the total dwelling units shall be affordable to low and moderate income households as defined in the City's Housing Element.
4. 10% of the total dwelling units shall be affordable to low and moderate income households as set forth in Section 50093 of the Health and Safety Code.
5. CalTrans West will be required to comply with the park dedication ordinance. A park of at least 5 acres in size is to be developed between Pacific Coast Highway, Superior Avenue, 15th Street (extended), and Bluff Road (Balboa Boulevard extended). The specific size, location, design, and the means to acquire and develop the park will be determined at the time of approval of the tentative tract maps for CalTrans West and/or the adjacent Banning-Newport Ranch residential developments.

General Plan Amendment No. 81-2 (Cont.)

6. A view park of ± 1 acre shall be located on-site and shall partially satisfy the requirements for park dedication contained in Chapter 19.50 of the Newport Beach Municipal Code.
7. A pedestrian and bicycle easement shall be developed to connect the view park with the neighborhood park. The easement shall as much as possible be located to take advantage of ocean and bay views. Precise location and design shall be determined at the time of approval of the tentative tract map.
8. The applicant or successor in interest shall participate in 50% of all costs related to the provision of a pedestrian and bicycle bridge over Superior Avenue at a point to be determined in conjunction with the location of the view park at the time of approval of the tentative tract map.
9. A landscaped greenbelt shall be established adjacent to Newport Crest. The greenbelt shall be a minimum of 30 feet wide and be maintained by the applicant or successor in interest. Park credit shall not be given for the greenbelt.
10. CalTrans will enter into an agreement to dedicate to the City of Newport Beach the property required for the realignment of Superior Avenue.
11. Because of difficulties in providing vehicular access to CalTrans East, and in recognition of both the State's need to dispose of this site and Hoag Hospital's need for additional land, CalTrans has entered into negotiations with Hoag Hospital for the acquisition of CalTrans East. Adoption of detailed zoning and approval of a tentative tract map on CalTrans West shall not occur until CalTrans offers satisfactory evidence that it will restrict access from CalTrans East to Coast Highway.
12. At the time of future discretionary actions the project shall be required to contribute a sum equal to their fair share of future circulation system improvements as shown on the City's Master Plan of Streets and Highways and any other mitigation measures as required.

General Plan Amendment No. 81-2 (Cont.)



Big Canyon - Area 16: Designate the ±11 acre site southwesterly of the intersection of MacArthur Boulevard and Ford Road for "Medium-Density Residential" uses at 10 dwelling units per buildable acre.

1. That the requirements of the Park Dedication Ordinance shall be satisfied through on-site or off-site land dedication, the assessment of in-lieu fees or a combination of the above as determined by the Planning Commission and City Council, after recommendation by the Parks, Beaches and Recreation Commission, at the time of approval of the tentative tract map.
2. That a number of units equal to at least 10% of the total units be constructed on-site or off-site and be affordable to low and moderate income families using City standards.
3. At the time of future discretionary actions, the project shall be required to contribute a sum equal to their fair share of future circulation system improvements as shown on the City's Master Plan of Streets and Highways and any other mitigation measures as required.
4. Prior to the approval by the City of any future discretionary actions (i.e., zoning and tentative tract), the question of park credits, development rights and ownership of the Mouth of Big Canyon shall be resolved.



Newport Center - Block 400: Allocate an additional 80,000 square feet of medical office development in Newport Center, with related parking facilities. This development is allocated to Block 400, on the parcel located at 400 Newport Center Drive East.

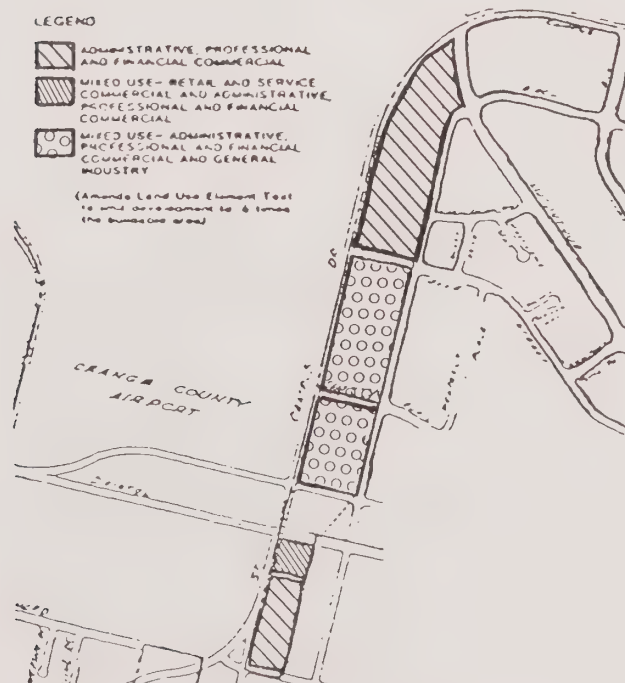
1. The property shall be rezoned to P-C (Planned Community) District.
2. Specify the development be subject to further review and approval of a use permit.
3. At the time of future discretionary actions the project shall be required to contribute a sum equal to their fair share of future circulation system improvements as shown on the City's Master Plan of Streets and Highways and any other mitigation measures as required.



General Plan Amendment No. 81-2 (Cont.)

Campus Drive: Designate the area bounded by Campus Drive, Dove Street, Birch Street, and Bristol Street for a mixture of "General Industry" and "Administrative, Professional and Financial Commercial" uses.

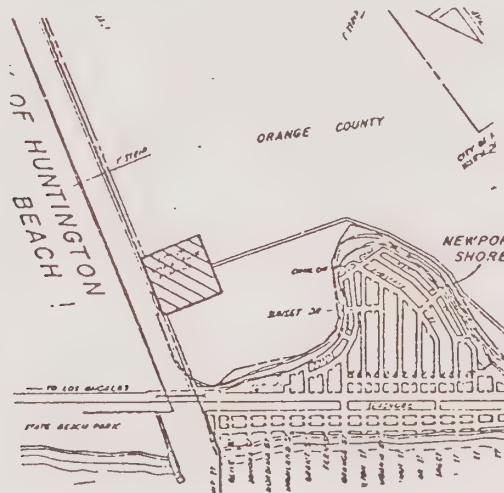
1. Establish a permitted intensity of development for the Campus Drive area (as shown on Exhibit 7 following Page 12 of the Draft EIR) of 0.5 floor area ratio, with a floor area ratio of up to 1.0 may be approved if a finding can be made that the traffic and circulation system impacts are no greater than those generated by an office development of 0.5 FAR. The floor area ratio limits are defined as the ratio of gross structural area to the buildable area of the site.
2. Direct that the zoning in the area be amended to implement this General Plan Amendment.
3. At the time of future discretionary actions, individual projects shall be required to contribute a sum equal to their fair share of future circulation system improvements as shown on the City's Master Plan of Streets and Highways and any other mitigation measures as required.



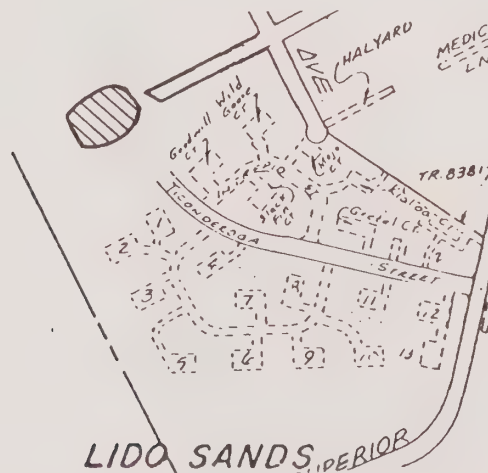
General Plan Amendment No. 81-2(F)
Adopted February 11, 1985
Resolution No. 85-7

Amend the Land Use Element as excerpted from the City Council Resolution below:

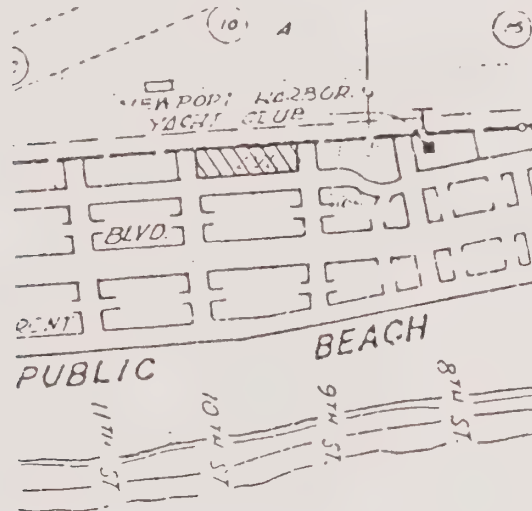
1. Designate the currently undesignated City-owned property adjacent to the Santa Ana River as "Recreational and Environmental Open Space."



2. Designate a 4 acre site north of Newport Crest as "Recreational and Environmental Open Space" rather than a mixture of "General Industry," "Administrative, Professional and Financial Commercial," and "Governmental, Educational and Institutional Facilities." Amend language in the Land Use Element to allow development of this park prior to, rather than concurrent with, construction of adjacent residences.



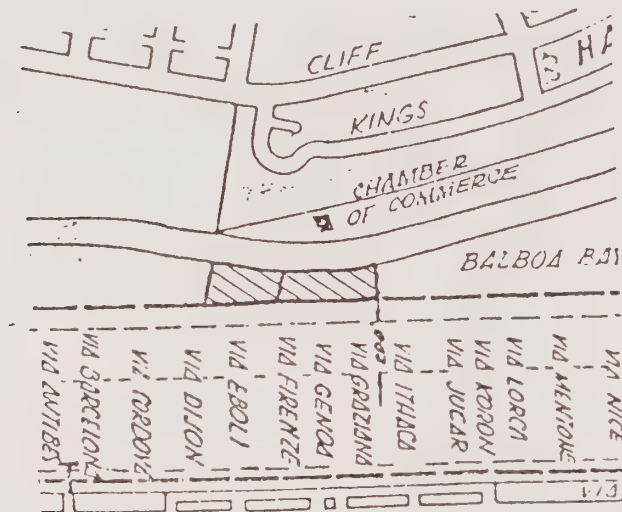
3. Designate the public beach at Tenth Street for "Recreational and Environmental Open Space" use.



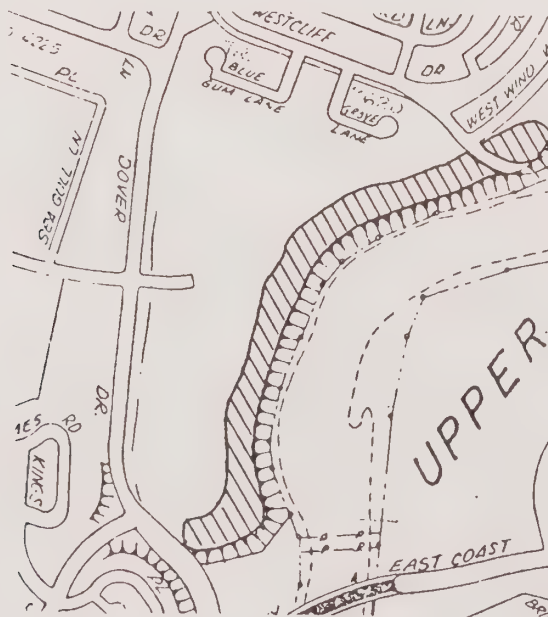
4. Delete the "Recreational and Environmental Open Space" designation from all but a portion of CalTrans East, designating the remainder of the site for "Governmental, Educational and Institutional Facilities."



5. Designate the currently undesignated sites of the Sea Scout Base and Orange Coast College facility as "Governmental, Educational and Institutional Facilities."



6. Extend and increase the area designated "Recreational and Environmental Open Space" on the Castaways site.



General Plan Amendment No. 81-2(F) (Cont.)

7. Delete the primary use designation of "Recreational and Environmental Open Space" for the bulk of the Bayview/Peters site.

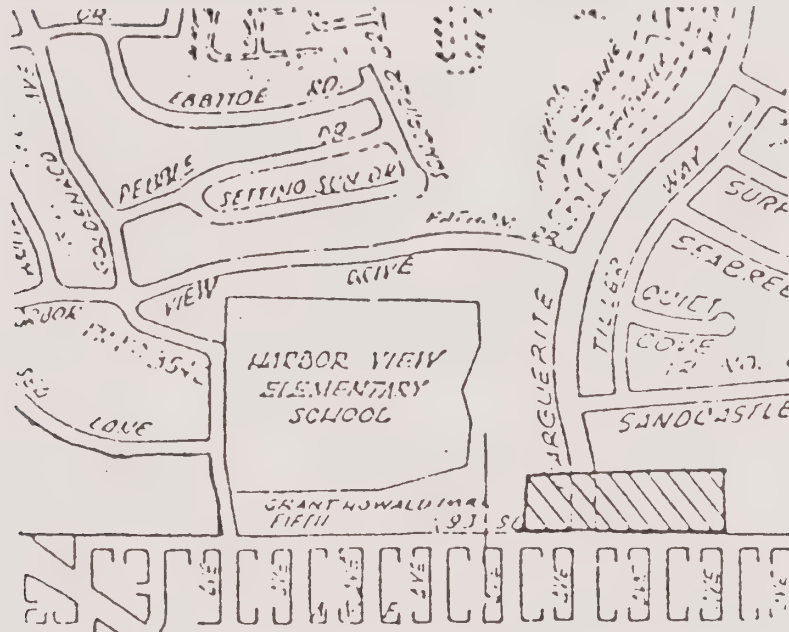


8. Designate additional "Recreational and Environmental Open Space" on the Newporter North site.



General Plan Amendment No. 81-2(F) (Cont.)

11. Delete alternate 'Residential' use on the Oasis site.



General Plan Amendment No. 81-3
Adopted February 14, 1983
Resolution 83-17

Amend the Land Use Element regarding the Marriott Hotel, as excerpted from the City Council resolution below:

Allow construction of 234 additional hotel rooms with related facilities, including a ballroom, meeting rooms, a rooftop lounge, a video game room, as well as other administrative and service facilities, and construction of a 574-space subterranean parking structure in Block 900 of Newport Center. Conditions for allowed construction are as follows:

1. That prior to the occupancy of any portion of the project facilities other than those designed for parking, the circulation system improvements described in Table 5, Page 10 of the Appendix D "Traffic Analysis" of the "Draft EIR Marriott Hotel Expansion - GPA 81-3," shall have been made (unless subsequent project approval requires modification thereto). The circulation system improvements shall be subject to the approval of the City Traffic Engineer.
2. That prior to issuance of any building permit for the project, the applicants shall pay their "fair share" of the ultimate improvements to Pacific Coast Highway at Bayside Drive as may be determined by the City. Further, that the "fair share" shall not be less than the amount needed to implement a third left-turn lane northbound on Bayside Drive to Pacific Coast Highway (unless subsequent project approval requires modification thereto). The circulation system improvements shall be subject to the approval of the City Traffic Engineer.
3. That the Marriott Hotel shall contribute their "fair share" toward construction of sound-attenuation walls on Jamboree Road in the vicinity of Ford Road and on Pacific Coast Highway in the vicinity of Irvine Terrace and West Newport Beach.
4. That all mitigation measures shall apply to project implementation.
5. That the Marriott Hotel shall pay its financial obligations as described in the Supplemental Staff Report of February 14, 1983.

General Plan Amendment 81-3 (Cont.)



General Plan Amendment No. 82-1
Adopted October 24, 1983
Resolution 83-104

Amend the Land Use Element regarding North Ford, as excerpted from the City Council Resolution below:

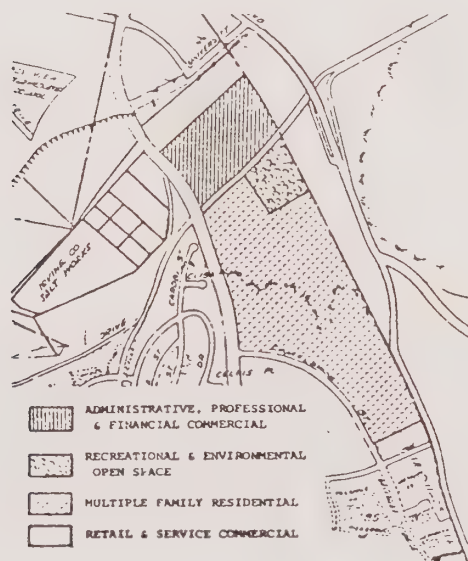
Establish the following land uses, policies, and constraints on future development:

1. Designate "Retail and Service Commercial" on ±5 acres at a maximum of 50,000 square feet for a neighborhood shopping center; "Multiple- Family Residential" on ±79 acres at a maximum of 888 residential units; "Administrative, Professional and Financial" on ±22 acres, and ±12 acres of "Recreational and Environmental Open Space" for active park use.
2. That a minimum of 222 of the permitted residential units be maintained as units affordable to families of low and moderate income. 80% (178) of the units shall be affordable to families whose income does not exceed 100% of the Orange County median family income; 20% (44) of the units shall be affordable to families whose income does not exceed 80% of the Orange County median family income. These units shall be maintained as affordable for a period of 10 years from the date of original occupancy. Dependent on the availability of Mortgage Revenue Bond Financing and CDBG funds, the City will determine the mix of ownership and rental affordable housing units. These affordable housing units shall be developed prior to or concurrent with the other development in the North Ford area and the additional 295,000 square feet of office permitted in Koll Center Newport - Office Site "C".
3. That a fire station site be reserved within the project area.
4. That 'Residential' uses developed shall comply with the requirements of the park dedication ordinance through land dedication. The park site shall be parcelled and made accessible concurrent with approval of the first residential development. The City shall have the right to commence site improvements concurrent with development of the first residential tract. If the entire park is not developed prior to occupancy of the first residential unit, a mechanism shall be established to inform all first and subsequent occupants and owners of the community park location and the intent to provide active recreational facilities with night lighted fields.

General Plan Amendment No. 82-1 (Cont.)

5. That the Eastbluff Drive extension be deleted from the City's Master Plan of Streets and Highways.
6. That the extension of University Drive South to Eastbluff Drive North be designated on the City's Master Plan of Streets and Highways as a Primary Road - 4 lanes divided.
7. That projected noise contour lines be adjusted for revised roadway alignments.
8. That letters of service regarding water, sewer, and school services be executed prior to approval of an Tentative Tract Map.
9. That a development agreement between the City of Newport Beach and The Irvine Company be executed prior to or concurrent with any further discretionary approvals. This agreement shall address provision of affordable housing, park land dedication, traffic and circulation system improvements, dedications and exactions, the fire station reservation, and the phasing of all components. The development in North Ford/San Diego Creek South and the additional 295,000 square feet of development in Koll Center Newport - Office Site "C" shall be subject to this agreement.
10. At the time of future discretionary approvals the project shall be required to contribute a sum equal to its fair share of future circulation system improvements as shown on the City's Master Plan of Streets and Highways and other mitigation measures as required. The 295,000 square feet of office and 120 dwelling units shall not be subject to fair share requirements.
11. That all applicable conditions of the Tentative Map of Tract No. 10019 shall be met, except as noted below:
 - a. University Drive South shall be improved as a primary roadway instead of Eastbluff Drive North.
 - b. All improvements (roadways, bicycle trails, sidewalks, etc.) previously ending at Eastbluff Drive North or occurring in conjunction with said road shall extend to or be incorporated into University Drive South.
12. That all applicable conditions of the approved Traffic Phasing Plan (TPP) and amended TPP shall be met.

13. That all conditions of the Traffic Phasing Ordinance (TPO) Traffic Study as approved by the Planning Commission shall be met except as modified by the revised Traffic Study dated 10/13/83, prepared for the City of Newport Beach by Weston Pringle and Associates.
14. That all applicable conditions of the Settlement Agreement and Stipulation for Judgement between the City of Newport Beach and The Irvine Company shall be met.
15. Prior to issuance of any grading and/or building permits the applicant shall deposit with the City Finance Director, the sum proportional to the percentage of future additional traffic related to the project in the subject area. This deposit shall be used for the construction of a sound attenuation barrier on the southerly side of Pacific Coast Highway in the West Newport Area and in the Irvine Terrace Area; and the westerly side of Jamboree Road in the Eastbluff area. The deposit shall not include funds for 295,000 square feet of office and 120 dwelling units for Jamboree Road which shall be met as indicated in the Settlement Agreement and Stipulation for Judgement.



General Plan Amendment No. 82-2(A)
Adopted September 12, 1983
Resolution 83-92

Amend the Land Use Element as excerpted from the City Council Resolution below:

Allow construction of 325 hotel rooms with related facilities, including a ballroom, meeting rooms, as well as other administrative and service facilities, and construction of a 574-space subterranean parking structure in Block 600 of Newport Center. Conditions to allow construction are as follows:

1. That prior to the occupancy of any portion of the project facilities other than those designed for parking, the circulation system improvements described in Table 8, Page 14 of the Appendix D "Traffic Analysis" of the "Draft EIR Four Seasons Hotel - GPA 82-2," shall have been made (unless subsequent project approval requires modification thereto). The circulation system improvements shall be subject to the approval of the City Traffic Engineer.
2. That prior to issuance of any building permit for the project, the applicants shall pay their "fair share" of the ultimate improvements to the circulation system as has been determined by the City.
3. That all attached mitigation measures shall apply to project implementation.
4. That the Four Seasons Hotel shall pay its financial obligations as described in the Staff Report of September 12, 1983.
5. That the off-site parking agreement shall be reviewed by the City Council.
6. That Condition No. 39 of Site Plan Review No. 32 be deleted.

General Plan Amendment 82-2(A) (Cont.)



General Plan Amendment No. 82-2(B)
Adopted October 24, 1983
Resolution 83-109

Amend the Land Use Element as excerpted from the City Council Resolution below:

Designate Area 8 of Belcourt for "Multiple-Family Residential" use with a maximum of 168 dwelling units. Thus, the total residential units permitted on the Aeronutronic Ford site will be 412. Further, add the following language:

1. That 25% of all units in Area 8 above 38 units developed in Area 8 shall be moderately priced for sale units as defined by the City's Housing Element.
2. That park dedication fees shall be required for the "Affordable Housing Units."
3. That prior to the issuance of any building permits for the project, the applicant shall pay its "fair share" of the ultimate improvements to the City's circulation system, as may be determined by the City, except for 38 units presently permitted in the Planned Community.
4. Prior to the issuance of any grading and/or building permits, the applicant shall deposit with the City's Finance Director the sum proportional to the percentage of future additional traffic related to the project in the subject area, to be used for construction of sound-attenuation barriers on the southerly side of West Pacific Coast Highway in the West Newport Area; the westerly side of Jamboree Road between Eastbluff Drive (North) and Ford Road; and the southerly side of East Pacific Coast Highway in the Irvine Terrace area, except for 38 units presently permitted in the Planned Community.

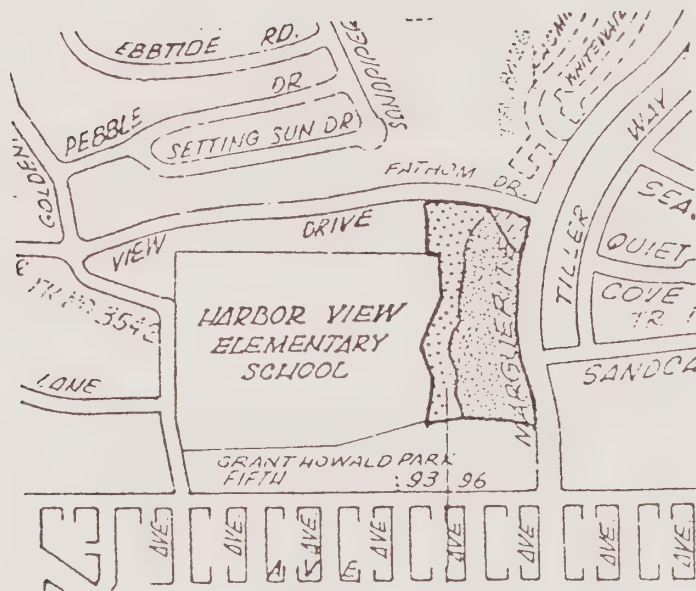
General Plan Amendment No. 83-1(A) (Part I)
Adopted April 8, 1985
Resolution No. 85-21

Amend the Land Use Element as excerpted from the City Council resolution below:

Marguerite Avenue Parcel (Jasmine Park):

1. Designate the site for "Medium-Density Residential" use with a view park and greenbelt designated for "Recreational and Environmental Open Space."
2. The property shall be rezoned to the P-C (Planned Community) District.
3. The Jasmine Creek greenbelt shall be designated and provided (dedication and improvements) on the site in the vicinity of Marguerite Avenue and Harbor View Drive.
4. A 1-acre public view park shall be continued on the site. The extent of the greenbelt shall be determined at the time of approval of the P-C District Regulations.
5. Park dedication credits may be given to the land dedication of the view park, consistent with criteria contained in the City's Park Dedication Ordinance. Land given credit for park dedication shall be only that area which is flat and outside the limits of the Orange County Flood Control District easement.
6. Existing views of ocean and bay shall be preserved from Marguerite Avenue and Harbor View Hills residences.
7. Prior to issuance of any grading or building permits for development on this site, an agreement shall be entered into by developer, landowner and City providing for a number of units equal to at least 10% of the total units be affordable and be constructed on-site or off-site with 75% of the units affordable to County median income families and 25% of the units affordable to County low income families.

General Plan Amendment 83-1(A) (Part I) (Cont.)



Greenbelt



View Park



MEDIUM DENSITY RESIDENTIAL

General Plan Amendment No. 83-1(A) (Part II)
Adopted June 10, 1985
Resolution No. 85-35

Amend the Land Use Element as excerpted from the City Council resolution below:

Fifth Avenue Parcel (East of Oasis):

1. Designate the site "Multiple-Family Residential" (10-15 du's/b.a.) for development as senior citizen housing, age 55 and older; and a maximum 115 dwelling units.
2. The property shall be rezoned to the P-C (Planned Community) District.
3. The requirements of the Park Dedication Ordinance shall be satisfied through on-site land dedication for the expansion of existing neighborhood park facilities, including expansion of the OASIS Center. The assessment of in-lieu fees may occur for a portion of the park dedication requirement, if it is determined at the time of approval of tentative tract maps by the Planning Commission and City Council that insufficient land is being dedicated for neighborhood park needs.
4. Land dedicated will be improved to the extent that the land is rough graded to the existing grade of the adjacent City-owned property, a retaining wall will be installed to support the slope above the property and the \pm .40 acre at the northeast corner of the City property be graded to the same level as the dedicated land.
5. No slope areas will be given park dedication credit.
6. The developer shall receive park credit only for the acreage dedicated and not for the value of any improvement to the land.
7. Prior to the issuance of any grading or building permits for development on this site, an agreement shall be entered into by developer, landowner, and City providing for a number of units equal to at least 10% of the total units be constructed on-site or off-site with 75% of the units affordable to County median income families and 25% of the units affordable to County low income families.

8. That all existing blue water views from homes along Sandcastle Drive shall be preserved for a sightline measured 30 inches above pad elevation of any lot.



General Plan Amendment 83-1(A) (Part II) (Cont.)

Buck Gully:

1. That the Buck Gully Parcel be rezoned to the "Open Space Zone" for open space use concurrent with and in consideration of the redesignation of the Fifth Avenue Parcel to "Multiple-Family Residential" and also in consideration for the density increase granted by the City for the Marguerite Avenue Parcel by Resolution 85-21.
2. The Irvine Company and the City of Newport Beach shall enter into an agreement which acknowledges:
 - a. That no development rights exist for the Buck Gully Parcel.
 - b. The rezoning of the Buck Gully Parcel to the "Open Space" District is in consideration for increased density on the Fifth Avenue Parcel.
 - c. The increased density on the Fifth Avenue Parcel is sufficient compensation for the rezoning of Buck Gully to the "Open Space" District.
 - d. The Irvine Company will grant an open space easement to the City of Newport Beach over the Buck Gully Parcel if requested by the City.



General Plan Amendment No. 83-1(B)

Adopted March 12, 1984

Resolution No. 84-19

Amend the Land Use Element as excerpted from the City Council Resolution below:

1. Designate the Metropolitan Water District site, annexed to the City by Annexation No. 89, for "Low-Density Residential" use on the Land Use Plan Map.
2. Reflect changes in Statistical Division M and show the Metropolitan Water District site for "Low-Density Residential" on the Land Use Plan Map.



General Plan Amendment No. 83-1(C)

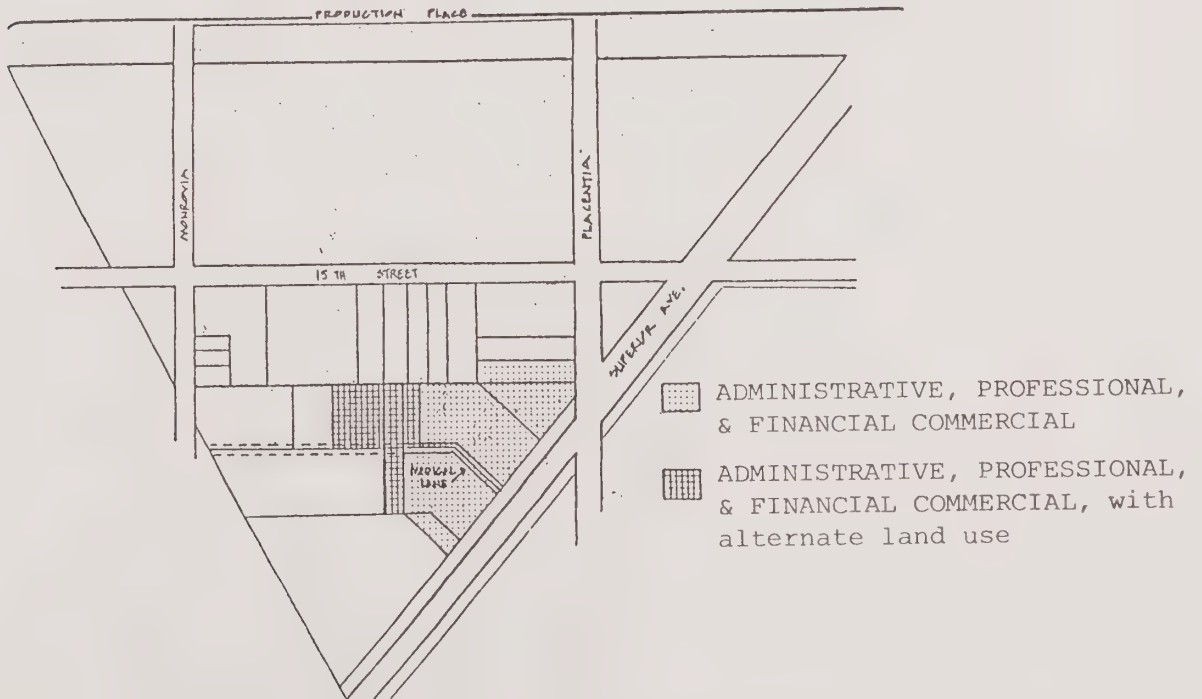
Adopted May 29, 1984

Resolution No. 84-39

Amend the Land Use Element as excerpted from the City Council Resolution below:

Change the land use designation for lots westerly of Superior Avenue at Hospital Road, taking access from Superior Avenue and Medical Lane, to "Administrative, Professional, and Financial Commercial" and "Administrative, Professional and Financial Commercial" with an alternate land use of "Multiple-Family Residential." Areas are designated for alternate land use in the event that access to these lots other than Medical Lane is established.

"Administrative, Professional, and Financial Commercial" use shall be limited to a maximum floor area ratio of 0.8 times the buildable area of the site. "Multiple-Family Residential" use shall be limited to 20 dwelling units per buildable acre.

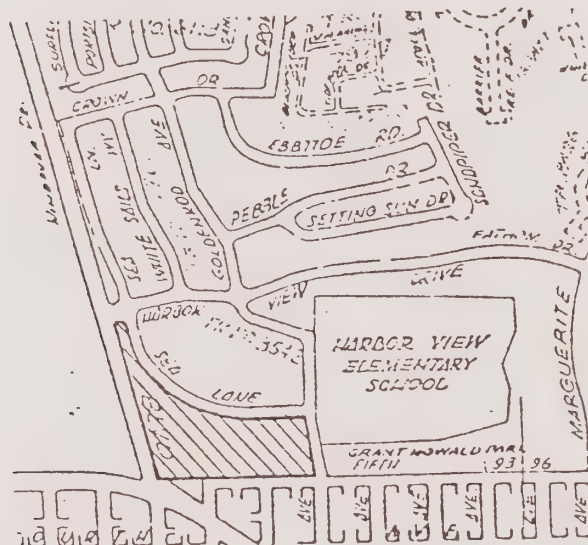


General Plan Amendment No. 83-1(D)
Adopted September 23, 1985
Resolution No. 85-73

Amend the Land Use Element as excerpted from the City Council Resolution below:

Fifth Avenue/MacArthur Boulevard Parcel

1. Designate the Fifth Avenue/MacArthur Boulevard site for "Medium-Density Residential" use at a maximum of 45 dwelling units.
2. Prior to the issuance of any grading and/or building permits for the project, an agreement shall be entered into by the developer, landowner, and City providing for a minimum of 9 units of affordable housing on-site or off-site. Units shall be affordable for a period of 10 years from the issuance of the Certificate of Occupancy.
3. The affordable units to be provided on the Fifth Avenue/MacArthur Boulevard site shall meet the following affordability criteria: 70% (6) shall be affordable to County median income and 30% (3) shall be affordable to County low income. Maximum rents shall be based on yearly income $\times 30\% \div 12$ for a 3-bedroom unit. Rents for a 2-bedroom unit shall be reduced by 5% and a 1-bedroom unit by 10%.

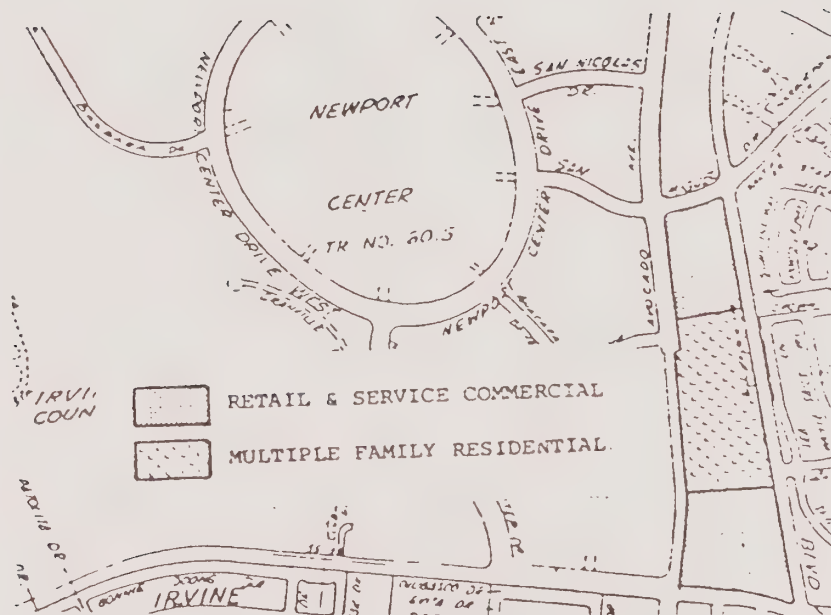


General Plan Amendment No. 83-1(E)
Adopted October 24, 1983
Resolution 83-107

Amend the Land Use Element as excerpted from the City Council Resolution below:

1. 428 additional residential units are permitted in Newport Center.
2. Of the 428 additional units, 150 shall be units allocated to the Newport Village Site and shall be affordable to families of low and moderate income. Of the 150 affordable units, 80% (120) shall be affordable to families whose income does not exceed 100% of the Orange County median family income and 20% (30) shall be affordable to families whose income does not exceed 80% of the Orange County median family income. These units shall be maintained as affordable for 10 years from the date of original occupancy. Dependent on the availability of Mortgage Revenue Bond Financing and CDBG funds, the City will determine the mix of ownership and rental affordable housing.
3. Of the 428 additional units, 278 will be permitted on any site in Newport Center, subject to approval of the City.
4. The 278 additional market rate units to be built in Newport Center shall be phased with the construction of 150 units in Newport Village, 60 units at Fifth Avenue and MacArthur Boulevard, and 68 units in Baywood affordable to low and moderate income households.
5. That prior to the approval of any of the additional 428 units, the City and The Irvine Company shall enter into a development agreement for provision of affordable housing units and for the phasing of development with circulation system improvements.
6. That the project shall comply with the park dedication ordinance. Prior to approval of Tentative Tract Maps for the additional units in Newport Center, the City shall determine the appropriate means for satisfaction of the park dedication requirements.
7. At the time of future discretionary approvals the project shall be required to contribute a sum equal to its fair share of future circulation system improvements as shown on the City's Master Plan of Streets and Highways and any other mitigation measures as required.

General Plan Amendment 83-1(E) (Cont.)



General Plan Amendment 83-2(A)
Adopted March 12, 1984
Resolution No. 84-17

Amend the Land Use Element as excerpted from the City Council Resolution below:

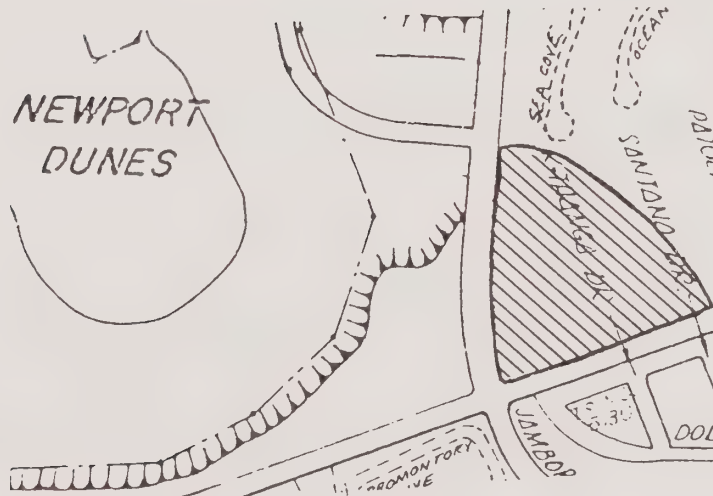
Designate the former Corona del Mar Elementary School site for "Multiple-Family Residential" use with a maximum of 39 dwelling units.

1. That 4 units shall be affordable to a County median income family.
2. That prior to the issuance of any building permit for the project, the applicant shall pay its "fair share" of the ultimate improvements to the City's circulation system, as may be determined by the City.
3. Prior to the issuance of any grading and/or building permits, the applicant shall deposit with the City's Finance Director the sum proportional to the percentage of future additional traffic related to the project in the subject area, to be used for construction of sound attenuation barriers on the southerly side of West Pacific Coast Highway in the West Newport Area; the westerly side of Jamboree Road between Eastbluff Drive (North) and Ford Road; and the southerly side of East Pacific Coast Highway in the Irvine Terrace area.
4. That a maximum of 39 dwelling units shall be permitted.
5. That a 120' by 250' open space area along Fourth Avenue shall be dedicated to the City of Newport Beach. The City shall designate one-half of the dedicated property for an open space park and the other one-half as a parking lot for approximately 39 vehicles.

General Plan Amendment No. 83-2(C)
Adopted May 29, 1984
Resolution No. 84-45

Amend the Land Use Element for the Pacific Coast Highway and Jamboree Road site (bounded by East Pacific Coast Highway, Jamboree Road, and Back Bay Drive) as excerpted from the City Council Resolution below:

The Pacific Coast Highway/Jamboree Road site is shown for "Recreational and Marine Commercial." Office use may be permitted on the site provided that traffic mitigation measures include fiscal contribution to a shuttle system combined with public parking in a garage. Office use should also include provisions for an affordable visitor-serving use such as a public view deck and restaurant facility.



General Plan Amendment No. 84-1
Adopted September 24, 1984
Resolution No. 84-114



Amend the Land Use Element in order to establish 'Residential,' 'Commercial,' and 'Open Space' land use designations for Irvine Coast Area, as excerpted from the City Council resolution, as follows:

Irvine Coast Area (Statistical Division N):

The Irvine Coast Area consists of approximately 4150 acres. Most of this area is within the Coastal Zone. Land use designations, as illustrated on the Land Use Plan (map) include "Low Density Residential," "Medium Density Residential," "Retail and Service Commercial," and "Recreational and Environmental Open Space."

Residential

All residential density categories are described in terms of character and dwelling units per gross residential acre. Application of these categories is intended to include public and quasi-public facilities which are designed to be supportive of the residential category, such as local schools, libraries, post offices, hospitals, and parks.

Other uses such as public and private recreation facilities and local commercial uses are consistent with the residential designation, provided proposals for those uses conform to other goals, policies, and objectives of the Land Use Element.

Low Density Residential

The intent of this category is to provide dispersed, single-family dwelling units on large lots. Lots sizes will range from approximately 33,000 square feet to 10 acres (0-3.5 du's per acre).

Two areas, the frontal slope of Wishbone Hill and Muddy Canyon, are shown with an alternate use of "Recreational and Environmental Open Space." This alternate designation will apply if the U.S. Government acquires these areas for the proposed Urban National Park.

Local commercial facilities to service residential areas are not specifically identified on the land use map and may be provided in this category.

The following policies apply to this category:

1. A maximum of 10 acres of local commercial facilities should be provided within or near residential areas.
2. The visual effect of grading required for housing will be minimized and/or mitigated by contouring the landscaping.
3. Modifications to existing rural road standards to achieve roads which are visually and functionally appropriate to low density development will be considered. Gradients, width of road, radius of curvature, and lighting will be evaluated.
4. All dwelling units will be sited on land sloping generally less than 30%.
5. Landscaping plans will consider preservation, compatibility, and augmentation of native species and restoration of overgrazed areas.
6. Prior to commencement of construction, a detailed landscape plan for any portion of the project area immediately adjacent to Pacific Coast Highway will be prepared including the following:

Building setbacks from Pacific Coast Highway for landscaping and buffering purposes will be as follows:

- a. 100 Feet between Cameo Highlands and Pelican Hill VSC.
- b. 50 feet between Los Trancos Canyon and Sand Canyon VSC.
- c. Principal structures between Cameo Highlands and Pelican Hill VSC excluding tennis courts, swimming pools, etc. will be set back 200 feet from Pacific Coast Highway.
- d. Setbacks from Pacific Coast Highway will be planted and maintained with vegetation that screens residential development from view from Pacific Coast Highway while maintaining public views of major landforms from Pacific Coast Highway.

Medium Density Residential

The intent of this category is to provide single-family detached dwelling units and/or townhomes, cluster arrangements or condominiums. Density ranges from 3.5 to 6.5 dwelling units/gross acre. For the purpose of calculating allowable dwelling units, densities may be averaged for the total area of any parcel which is in the "Medium Density" category.

Notwithstanding the density provisions of the "Medium Density" category, no more than 215 units will be constructed in the 50-acre residential area adjacent to Cameo Shores.

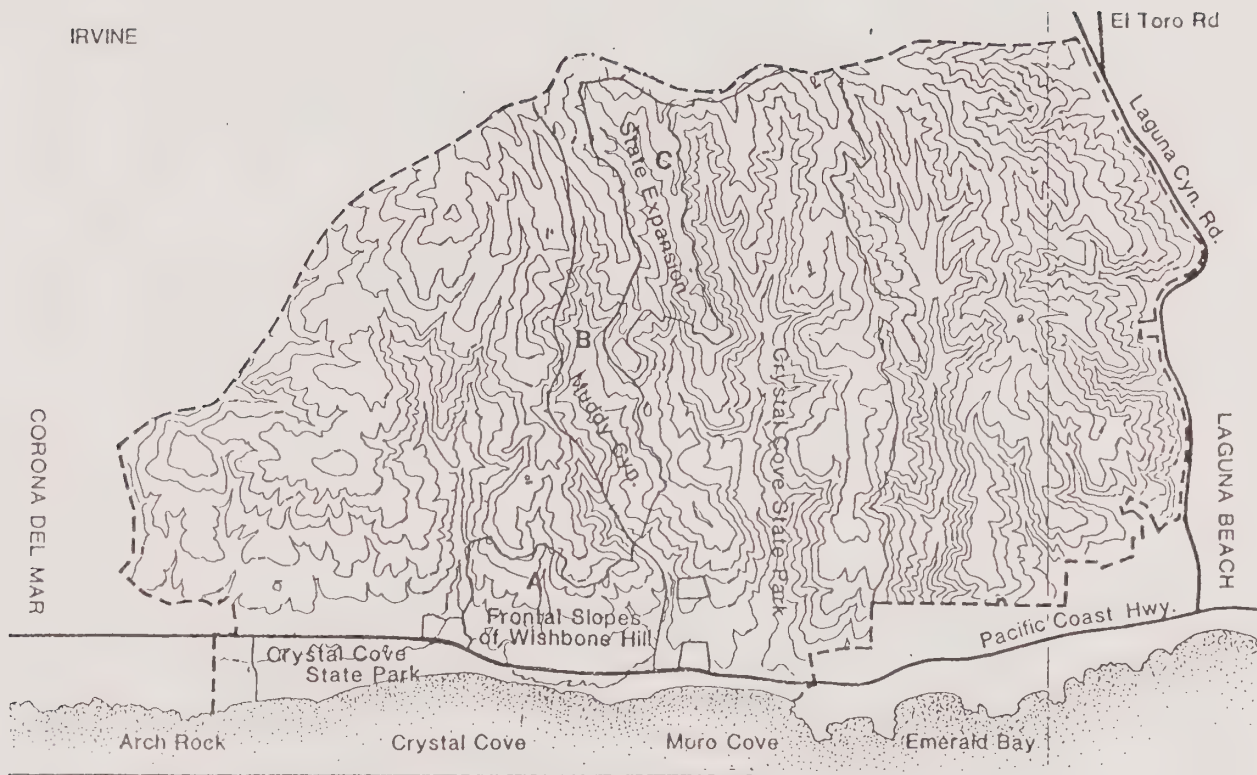
Prior to commencement of construction, a detailed landscape plan for any portion of the project area immediately adjacent to Pacific Coast Highway and Crystal Cove State Park will be prepared.

Primary structures adjacent to Cameo Shores will be designed and supported so that the stability of such structures will not be affected by bluff erosion for a minimum of 50 years. Setbacks, deep foundation support and/or other methods may be used subject to a geologic report.

Any setback will be subject to an open space easement as a condition of development approval.

Grading, as it may be required to establish proper drainage, install landscaping, construct trails and related improvements, protect adjacent development, repair bluff slopes, and improve bluff stability, may be permitted within the setback.

A smooth and gradual transition between graded and existing slopes will be maintained.



LEGEND

- A. FRONTAL SLOPES
- B. MUDDY CANYON
- C. STATE EXPANSION

Exhibit 1

Affordable Housing

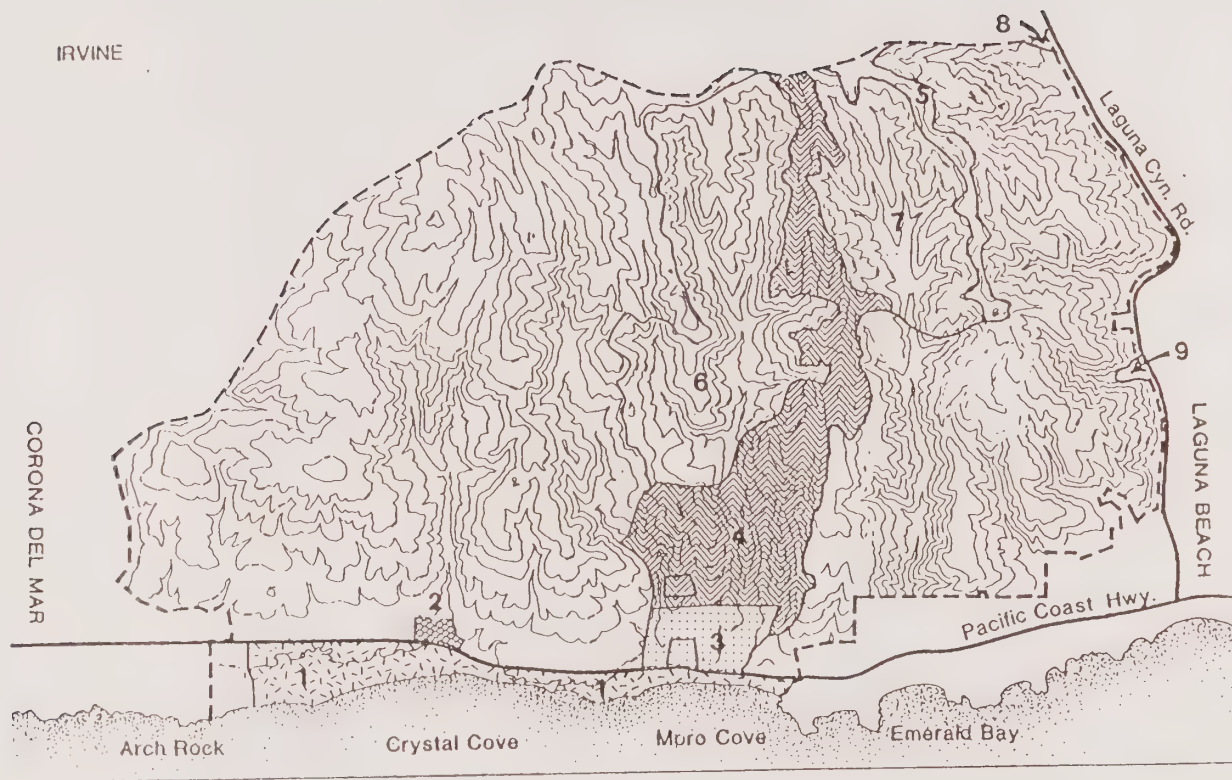
Affordable units pertaining to the Irvine Coast Area may be located in any or all of the following areas:

1. Within Irvine Coast Area "Low Density" and "Medium Density" categories, except for the frontal slopes of Wishbone Hill (Site A, Exhibit 1),
2. Within visitor serving commercial sites adjacent to Laguna Canyon Road in Laguna Beach.
3. Within Site 9, Exhibit 2,
4. Adjacent to the project area in the vicinity of the San Joaquin Hills Road extension and the San Joaquin Hills Transportation Corridor, and/or
5. Elsewhere in the coastal zone.

The provision of affordable units will be made subsequent to the initial approval of market rate units/lots in accordance with the following:

1. No affordable units shall be required to be provided or proposed until such time as The Irvine Company has recorded final tract map(s) which include 500 lots or units.
2. Prior to final map approval of the 501st unit or lot, The Irvine Company shall attain compliance with the affordable housing requirement. Compliance shall be demonstrated by the attainment of certificates of occupancy for a number of affordable dwellings equal to or greater than 1 affordable dwelling unit for every 3 market rate units or lots having received final discretionary approval.
3. Following the recordation of tract(s) including 500 market rate units or lots, each subsequent market rate housing development proposed shall be supported by a concurrent or prior approval of the required number of affordable units.
4. At any time, The Irvine Company may provide affordable housing units in excess of the number of units required to support the number of market rate units or lots approved or proposed. Credit for affordable units in excess of that required at any time shall be transferred to subsequent phases of market rate units or lots.

5. Affordable units will be over and above the dwelling unit limit allowed.
6. When provided within the Irvine Coast Area, affordable housing may be constructed at 18-28 dwelling units per acre.
7. Secondary units in low density residential development will qualify as affordable housing units if use by appropriate income groups is demonstrated.
8. A program demonstrating the means by which affordable housing requirements will be met will be prepared by the residential developer for approval by the City.



LEGEND

- | | |
|----------------------------|-----------------------|
| 1. COASTAL SHORE | 6. UPPER MORO CYN. |
| 2. LOS THACOS STAGING AREA | 7. UPPER EMERALD CYN. |
| 3. LOWER MORO AREA | 8. LAUREL CYN PARCEL |
| 4. UPPER MORO AREA | 9. LAGUNA CYN PARCEL |
| 5. EMERALD BAY AREA | |

Exhibit 2

Public Recreation

Commercial

Commercial areas within the Irvine Coast Area are designated "Retail and Service Commercial." The predominant use of these areas will be for Visitor Serving Commercial use, with some general commercial and office uses allowed.

The land use map shows approximately 145 acres in the Visitor-Serving Commercial category. These areas facilitate a mix of uses emphasizing recreation-oriented commercial activities. Typical uses include recreational facilities; gift and specialty shops; food and drink establishments; hotels and motels including accessory and incidental uses; conference facilities; office facilities; and required parking facilities. Camping and recreational vehicle facilities are not included in this designation, but are to be provided for in the Recreation category. A maximum of 1,750 hotel rooms will be allowed in the Irvine Coast Area.

Sand Canyon Commercial

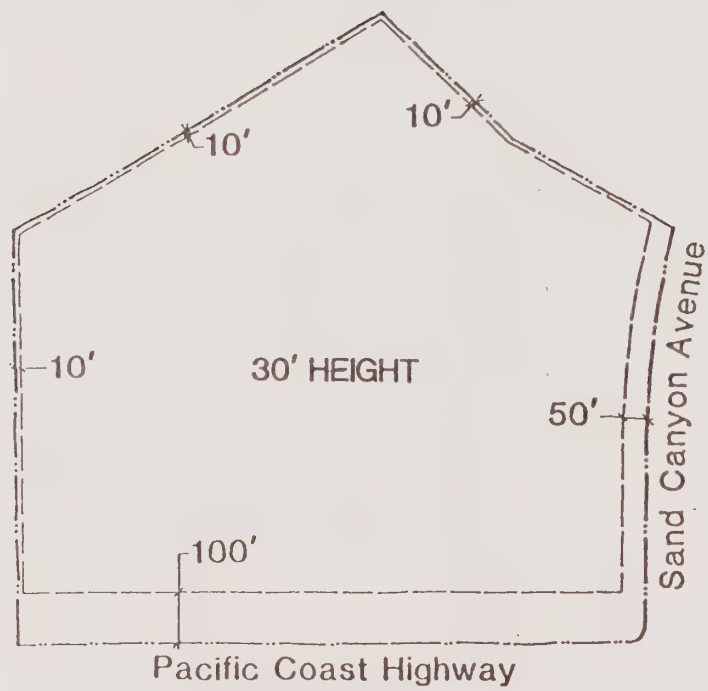
Visitor serving facilities at Sand Canyon Avenue and Pacific Coast Highway will include 250 overnight accommodations including accessory and incidental uses, retail commercial, recreation and parking facilities. No office facilities are planned for this location. VSC facilities will be oriented to a variety of income levels and limited to a maximum height of 30 feet. A major vehicular access to the site will be via Sand Canyon Avenue.

At the Sand Canyon VSC site the following standards and policies shall apply (Exhibit 3):

1. Maximum height of structures = 30 feet.
2. Maximum site coverage (not including parking structures) = 45%.
3. Minimum site landscaping = 15%.

Exhibit 3

SAND CANYON VSC SITE DEVELOPMENT STANDARDS



Minimum building setback (surface parking is permitted in setback area):

1. From Pacific Coast Highway = 100 feet.
2. From Sand Canyon Avenue = 50 feet.
3. From internal access roadway = 20 feet;
4. From adjacent property line = 10 feet.
5. Maximum number of overnight accommodations = 250.
6. Incidental and accessory commercial development shall not exceed 25,000 square feet.
7. Incidental and accessory commercial development shall include only uses supportive of and directly related to the adjacent park, the hotel, and recreational visitor activities. There will be no other uses, including affordable housing, permitted at this site.
8. The proposed development will be designed in a manner that is sensitive to the visual quality of the site, and the development shall be subordinate to the visual open space environment.

Pelican Hill Commercial

The Pelican Hill site is composed of 4 areas (A,B,C,D - refer Exhibit 4) intended to serve both day and overnight users to the coast. These area will contain approximately 1,500 overnight accommodations including accessory and incidental uses; conference center; recreation facilities; retail commercial and office facilities; and parking facilities comprising surface and/or subterranean structures. A conference center of approximately 50,000 square feet will include large multi-purpose rooms, various seminar rooms, exhibit spaces, and audio-visual center, support spaces and general circulation. It is intended that the conference facility will serve groups ranging from 30-50 individuals for periods of 3-4 days. The conference center may be located in any area.

In order to gain the benefits associated with concentrating visitor-serving facilities near the major beach access areas the tourist commercial areas will create a much more definite urban physical presence than the "Low Density Residential" development. In order to reconcile the need for concentrating development with the Coastal Act's requirements for maintaining public views to and along the coast, specific policies have been included in the sub-area

descriptions to establish height, building mass, landscaping and set back criteria. In some areas, particularly relating to potential public views from Pelican Hill Road, the creation of view corridors requires the use of mid-rise structures. For this reason, structures within the Pelican Hill site range from 5 stories in height (Area "C") to a mixture of 3-10 stories in height (Areas "A" and "B"), to terraced building forms (Area "D"). In addition, the use of mid-rise structures reduces site coverage, thereby providing more usable public open space areas at ground level.

Important public view opportunities of the inland hills and sea are to be protected by means of specific view corridors, limitations on height, massing and required distance between structures as illustrated in Exhibit IV-4c and as provided by specific policies set forth in the sub-area descriptions.

Views 4 and 5 in Exhibit 5 pertain to the automobile passenger moving seaward along Pelican Hill Road. Views 1, 2 and 3 are views of major inland landforms from Pacific Coast Highway and the blufftop areas of Crystal Cove State Park.

In some areas (e.g., view 1 and view 3), the massing of building structures will be defined in relation to inland land forms. For example, the particular building form in Area "D" will be "terraced" to enhance the public view of the mouth of Los Trancos Canyon and to reflect the existing slope land form of this particular site. To accomplish this, it is anticipated that substantial grading of this site will occur.

Pelican Hill Area "A"

Visitor serving facilities in Area "A" will include 500 overnight accommodations including accessory and incidental uses, recreation and parking facilities.

The natural drainage course as designated by a dash and 3 dot symbol shown on the USGS map located in this area will be filled.

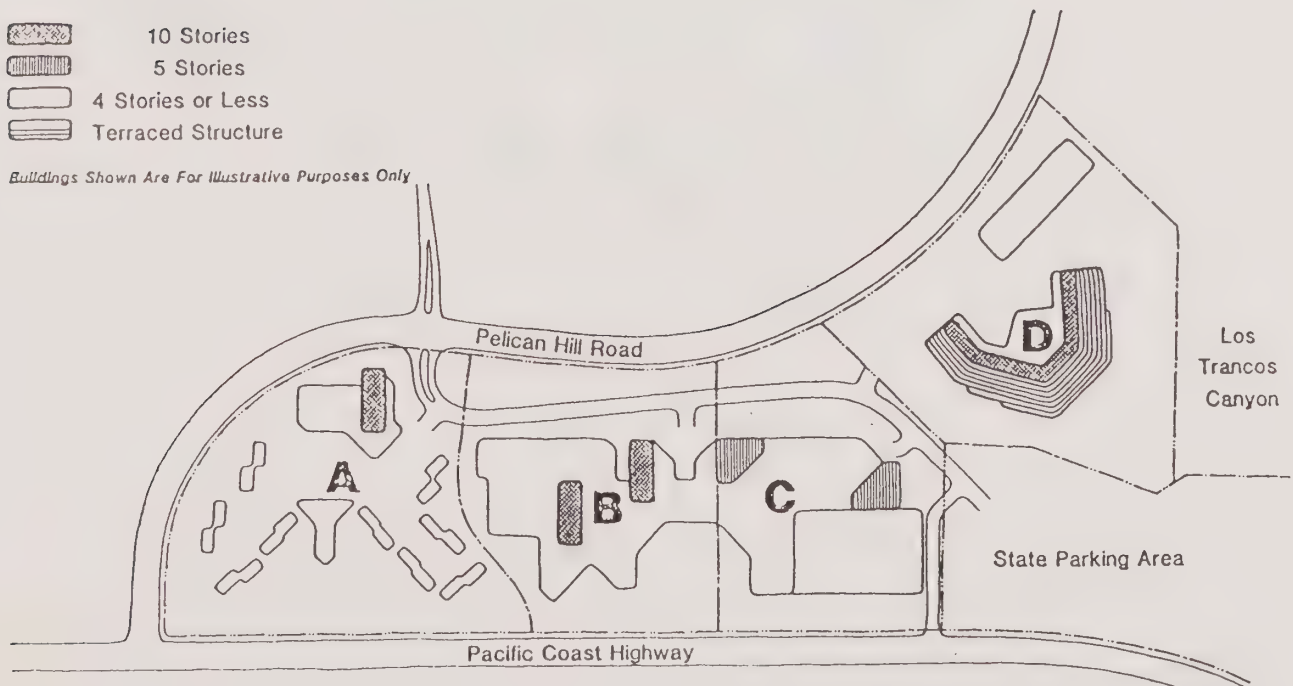
In Site "A" the following standards shall apply (Exhibit 6):

1. Maximum height of structures = 10 stories and 150 feet (not including elevator towers and necessary equipment on the roof).
2. Maximum site coverage (not including parking structures) = 40%.
3. Minimum site landscaping = 20%.

4. Minimum building setback (surface parking is permitted in setback area):

From Pacific Coast Highway:

- a. Building 4 stories and 60 feet in height or less = 100 feet,
 - b. Buildings more than 4 stories and 60 feet in height = 250 feet.
 - c. From Pelican Hill Road = 50 feet.
 - d. From internal access roadway = 20 feet minimum.
 - e. From buildings 4 stories and 60 feet in height or less in Area "B" = 50 feet.
 - f. From adjacent property line = 10 feet.
5. Buildings in excess of 4 stories and 60 feet in height in Area "A" will be located at least 400 feet from building in excess of 4 stories and 60 feet in height in Area "B" in order to preserve view corridors and 60 feet in height in Area "B" in order to preserve view corridors.



PELICAN HILL VSC AREAS

EXHIBIT 4

Exhibit 5

PELICAN HILLS VSC VIEW ANALYSIS

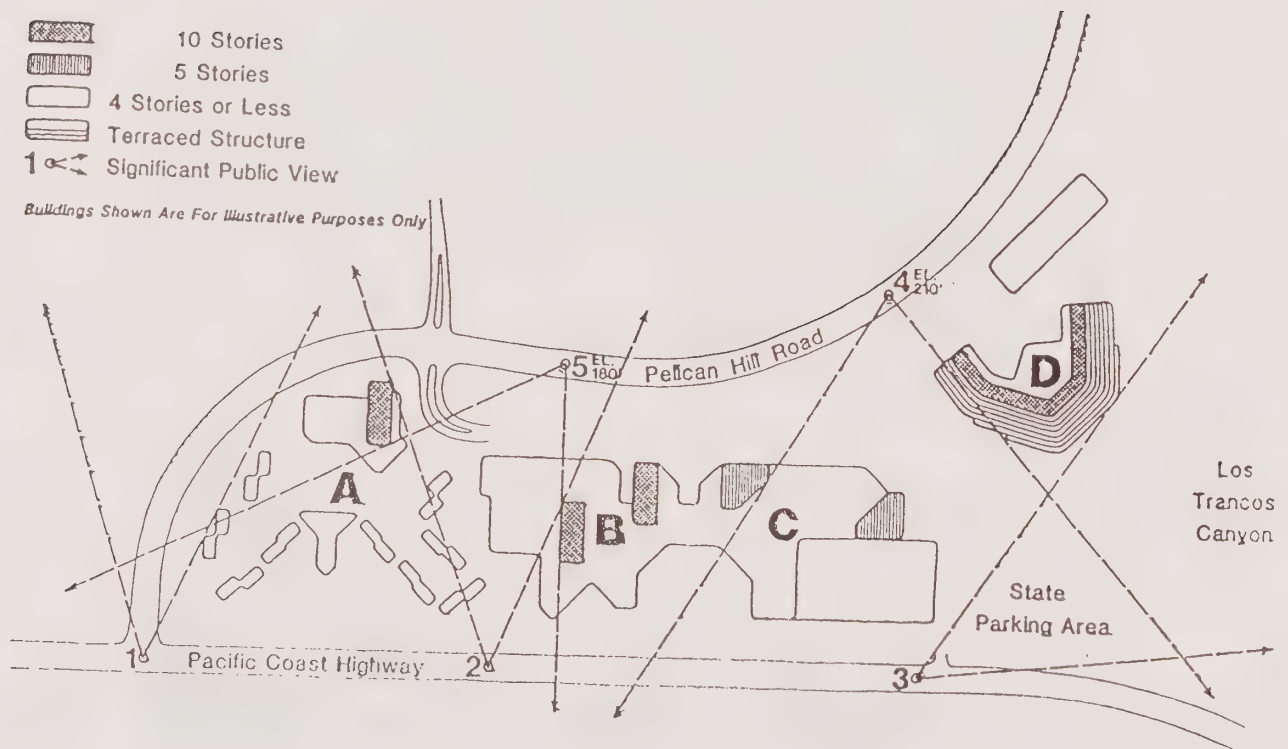
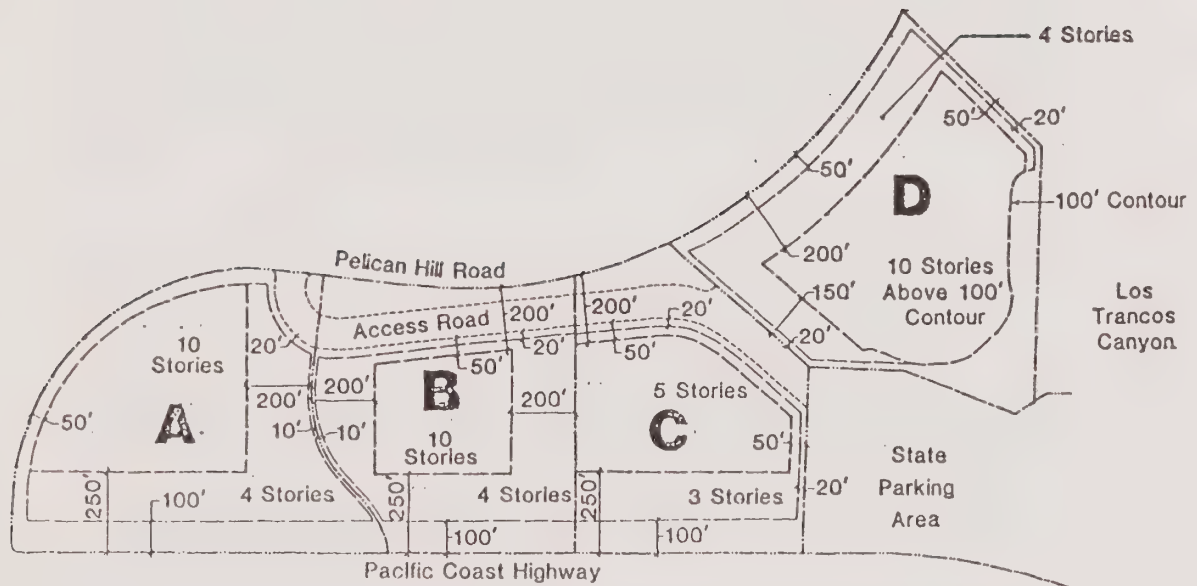


Exhibit 6

PELICAN HILL VSC
DEVELOPMENT STANDARDS



Pelican Hill Area "B"

The facilities located in Area "B" are in close proximity to the substantially day-use commercial office facilities in Complex "C". The number of overnight accommodations planned is 650. These facilities are within walking distance of the State Park parking areas as well as coastal shelf and beach (via the existing tunnel). In that it is anticipated that many of the support facilities in Area "B", especially the shops, restaurants, and plazas, will be utilized in conjunction with those located in Area "C" - no setback between structures is required to allow for physical connections between the two areas.

Landscaping will accentuate the presence of facilities within Area "B" through minimal buffering along the Pacific Coast Highway view corridor, heavier landscaping between Areas "A" and "B", and minimal landscaping between Areas "B" and "C". Structures in excess of 4 stories will be limited as to location and distance to adjacent like structures to preserve and enhance public views inland from Pacific Coast Highway and to the sea from Pelican Hill Road.

The natural drainage course as designed by a dash and 3 dot symbol on the USGS map located in this area will be filled.

In area "B" the following standards shall apply (Exhibit 6):

1. Maximum height of structures = 10 stories and 150 feet (not including elevator towers and necessary equipment on the roof).
2. Maximum site coverage (not including parking structure) = 40%.
3. Minimum landscape coverage = 15%.
4. Minimum building setback (surface parking is permitted in setback area):

From Pacific Coast Highway:

- a. Buildings 4 stories and 60 feet in height or less = 100 feet,
- b. Buildings more than 4 stories and 60 feet in height = 250 feet.
- c. From internal access roadway = 20 feet.
- d. From buildings 4 stories and 60 feet in height or less in Area "A" = 50 feet.
- e. From property line in Area "A" = 10 feet;

- f. From property line in Area "C" = none.
- g. From Pelican Hill Road = 200 feet for buildings more than 4 stories and 60 feet in height.
- h. Buildings in excess of 4 stories and 60 feet in height in Area "B" will be located at least 400 feet from building in excess of 4 stories and 60 feet in height in Area "A" in order to preserve view corridors.

Pelican Hill Area "C"

Facilities within Area "C" are composed of a diverse combination of facilities intended for substantial recreational use. Area "C" is primarily a commercial facility of 250,000 square feet (not including parking structures, mall circulation, service, loading, etc.) and may include 250 overnight accommodations provided in conjunction with Area "B". If constructed, these 250 accommodations will be deleted from other areas so the maximum of 1,500 units is not exceeded for the Pelican Hill site.

No less than 50,000 square feet of visitor-serving retail space will be provided and is intended to be utilized in conjunction with a minimum of 60,000 square feet of support commercial incidental to the various hotels (comprising a total of at least 110,000 square feet of day use commercial space). Office space comprises no more than 200,000 of the 250,000 allowable square footage. Parking areas reserved for workday office use will be made available for public usage on evenings and weekends at market rates and utilized in conjunction with the State Park and proposed commercial facility parking.

Structures in Area "C" will be low rise (no more than 5 stories) to provide view corridors from Pacific Coast Highway to the inland hills and especially, a public view corridor from View Point 4 on Exhibit 5.

In Area "C" the following standards shall apply (Exhibit 6):

1. Maximum height of structure (not including elevator tower) = 5 stories and 75 feet.
2. Maximum site coverage (not including parking structures) = 45%.
3. Minimum landscape coverage = 15%.
4. Minimum building setback (surface parking is permitted in setback area):

From Pacific Coast Highway:

- a. Buildings 3 stories and 45 feet in height or less = 100 feet,
- b. Buildings more than 3 stories and 45 feet in height = 250 feet.
- c. Internal access road = 20 feet.
- d. From property line in Area "B" = none;
- e. From property line of state park = 20 feet.
- f. From Pelican Hill Road = 200 feet for building more than 4 stories and 60 feet in height.

As stated previously, office commercial uses provide a source of parking facilities for park users on weekends and holidays (typically peak use periods). In addition office uses help provide a source of patrons for the visitor-oriented day use facilities, thereby helping to enhance the economic viability of the commercial recreation retail areas during slack recreational periods (November-May).

Due to the fact that the Irvine Coast Area visitor facilities will be competing with nearby established areas such as Laguna Beach and Newport Beach, it is not possible to commit at this time to visitor serving retail in excess of 60,000 square feet to be located within the hotel complex and the 50,000 square feet to be located in Area "C". However, if at some future point, visitor serving retail facilities prove to be viable in excess of 50,000 square feet, such facilities can be provided within the total 250,000 square feet allotted to commercial facilities in Area "C". The first phase commercial development in Area "C" will include: 50,000 square feet visitor serving retail and 100,000 square feet office commercial.

Pelican Hill Area "D"

Facilities in Area "D" will be the most physically removed from the public activity areas. Extensive landform alteration will be required to develop the area. Terraced building forms are to be utilized to reflect the character of the existing landform and to accentuate its location at the mouth of Los Trancos Canyon. 350 overnight accommodations are planned. Adequate setbacks will be provided from the ravine of Los Trancos Canyon to insure no disturbance to the existing stream bed.

Setbacks from property lines and structures in Area "B" will insure a public view corridor to the sea from the crest of the adjacent Pelican Hill Road. Trails in Los Trancos

Canyon may be made available for use by individuals in this facility as well as those utilizing facilities in other areas.

In Area "D" the following standards shall apply (Exhibit 6):

1. A maximum height of the structures (not including necessary equipment on the roof and elevator towers) = 10 stories and 150 feet from base of structure (approximate 100 foot contour line) and 3 stories above the highest elevation of Pelican Hill Road abutting Area "D".
2. Maximum site coverage (not including parking structure) = 40%.
3. Minimum landscape coverage = 20%.
4. Minimum building setback surface parking is permitted in setback area):

From Pelican Hill Road:

- a. Buildings 4 stories and 60 feet in height or less = 50 feet,
 - b. Building more than 4 stories and 60 feet in height = 200 feet.
 - c. From internal access roadway = 20 feet minimum.
 - d. From Los Trancos streambed - above 100 feet contour line (not including recreation facilities).
5. Buildings in excess of 4 stories and 60 feet in height in Area "D" will be located at least 500 feet from buildings in excess of 4 stories and 60 feet in height in Area "B" in order to preserve view corridors.

Recreational and Environmental Open Space

Areas designated "Recreational and Environmental Open Space" include Buck Gully, Los Trancos Canyon, and a portion of Crystal Cove State Park.

Crystal Cove State Park within the Irvine Coastal Area occupies the area southerly of Pacific Coast Highway easterly of the Cameo Shores extension residential area.

Also included are small areas northerly of Pacific Coast Highway at Crystal Cove and Muddy Canyon. These areas are used for public recreational purposes.

The open space areas of Los Trancos Canyon and Buck Gully will remain in private ownership and are subject to the provisions listed:

Los Trancos Canyon:

1. Residential recreation lands in Los Trancos Canyon will be owned and maintained by homeowner associations, adjoining property owners, and/or special assessment districts.
2. Residential lot lines from adjoining properties may extend into the residential recreation area.
3. Permitted uses may include local parks, riding and hiking trails, bikeways, drainage control facilities, utilities, tennis courts, swimming pools, community centers, and equestrian centers.
4. A maximum of 5% of the total lands designated in this category may be developed with impervious surfaces (i.e., structures, roads, etc.).
5. Identified environmentally sensitive habitat areas (Exhibit 7) will be protected.
6. Recreational facilities will be located on slopes generally less than 30%.
7. Vehicular access will be limited; parking and staging areas may be provided in appropriate locations subject to the provisions of (4) above.
8. Archaeological and paleontological sites will be preserved except where impacted by existing roads.

Buck Gully

1. Residential recreation lands in Buck Gully will be owned and maintained by homeowner associations, adjoining property owners, and/or special assessment districts.
2. Residential lot lines from adjoining properties may extend into the residential recreation area.
3. Permitted uses will be limited to passive parks, riding and hiking trails, bikeways, drainage control facilities and utilities.
4. Natural landforms will be retained by locating recreational facilities in the flatter portions of the canyon bottom.

5. A maximum of 5% of the total lands designated in this category may be developed with impervious surfaces (i.e., trails, roads, etc.).
6. Stream courses and riparian vegetation identified environmentally sensitive habitat areas (Exhibit 7) will be maintained or enhanced.
7. Recreational facilities will be located on slopes generally less than 30%.
8. Except for emergency and maintenance vehicles, vehicular access will be prohibited.
9. Archaeological and paleontological sites will be preserved.

Watershed Management

In order to protect marine resources, the following policies will be implemented for Buck Gully, Los Trancos Canyon and Muddy Canyon watersheds.

Prior to development in each watershed, a hydrology study will be completed, analyzing the effects of development and planning drainage facilities.

A drainage plan will be prepared prior to tentative tract map review. This plan will address drainage course stabilization, erosion control, and the effects of new drainage systems on the existing natural drainage system.

Marine water quality will be protected by using natural drainage courses and through erosion control. Additional control of non-point sources will be implemented if necessary to comply with Regional Water Quality Control Board standards. These measures may include streetsweeping, catch basin cleaning, efficient landscaping practices, and control of chemical applications.

Facilities will be designed and constructed to prevent increases in the existing rate of erosion of drainage courses.

Runoff water from or caused by development will be directed through drainage devices to canyon bottoms.

Recreational trails will be planned and constructed to minimize erosion.

All graded areas will be vegetated to stabilize soil.

Sewers will be provided to residential units where feasible. Septic tanks or other sewage disposal methods where utilized

must meet the requirements of the City of Newport Beach and the Regional Water Quality Control Board.

ESTIMATED RESIDENTIAL GROWTH FOR
STATISTICAL DIVISION N (Irvine Coastal Area):

In this area it is proposed that the Residential Growth Limit be 1,885 market rate dwelling units. Residential development will be predominantly "Low Density Residential," with "Medium Density Residential" in the Buck Hill and Cameo Shores areas. The following chart illustrates estimated dwelling unit counts for the various areas of the Irvine Coastal Area.

1.	Cameo Shores	210
3.	Pelican Hill	70
4.	Pelican Hill	110
5.	Pelican Hill	100
6.	Pelican Hill	140
7.	Back Hawk Island	30
8.	Los Trancos	100
9.	Buck Island	25
10.	Buck Hill	80
11.	Signal Hill	150
13.	Frontal Slopes	160
14.	Wishbone Hill	175
15.	Wishbone Ridge	155
16.	Signal Ridge	30
17.	Muddy Canyon	100
20.	San Joaquin Res.	50
21.	Buck Hill	170
22.	Signal	30
		<hr/>
		1,885

The dwelling units shown in Muddy Canyon (100) and the frontal slopes (160) will be deleted if the Federal Government purchases these areas for the purpose of Urban National Park.

In addition to the market rate dwelling units, affordable dwelling units will be required at a rate of 1 affordable unit for each 3 market rate units. The number of affordable units required, based on the above estimated market rate units, is 628.

CIRCULATION SYSTEM

The following policies apply to the circulation system in the Irvine Coast Area:

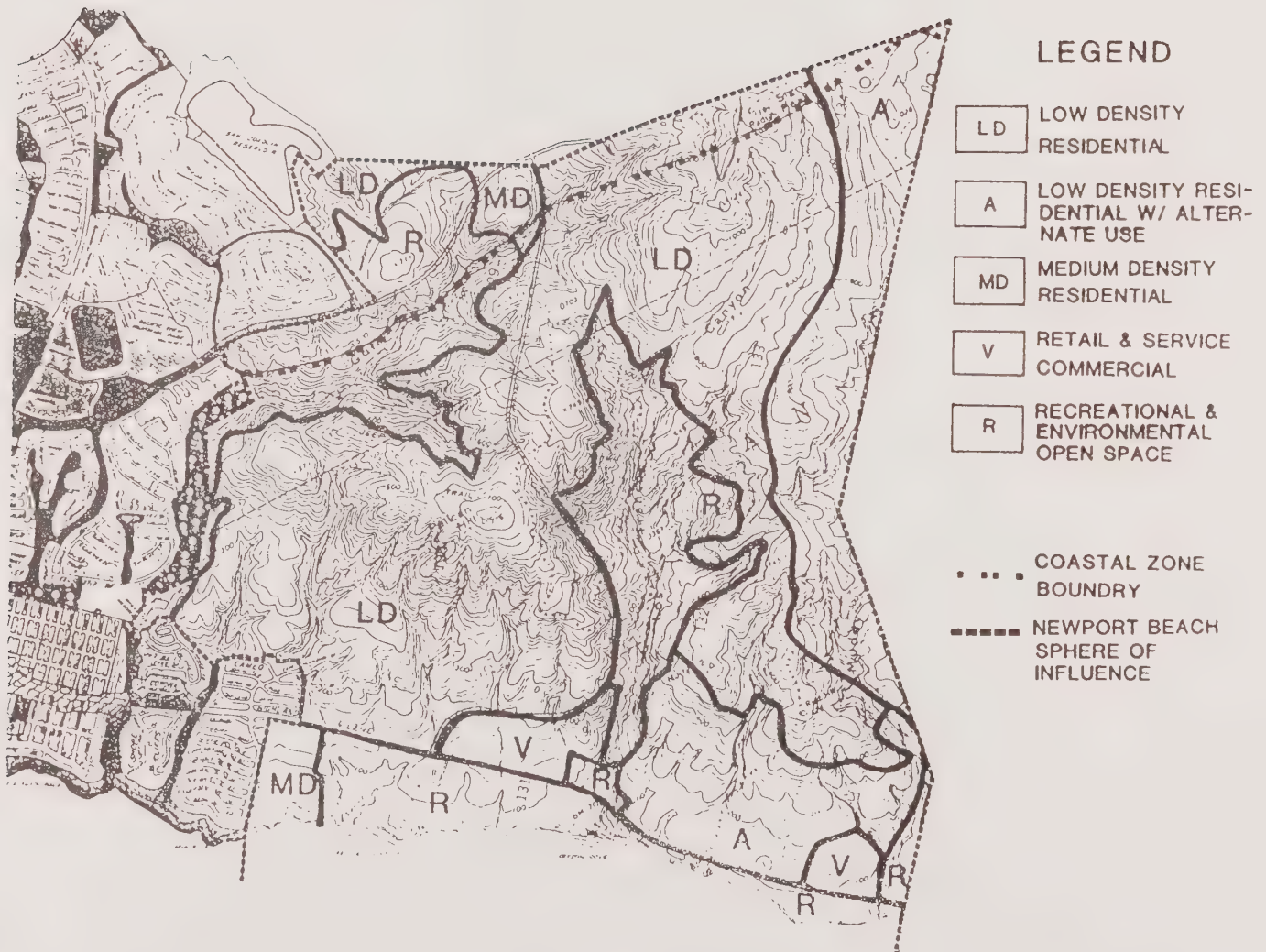
1. Concurrent with the approval of any area plans, tentative tract maps or other implementing regulations for areas inland of Pacific Coast Highway, the Irvine

Company, or its successors or assigns, shall prepare a phasing program which shall provide for the construction of ultimate street improvements in the Irvine Coast Area for Pelican Hill Road as a major arterial highway and Sand Canyon Avenue as primary arterial highway, in a timely manner meeting the approval of the City of Newport Beach. Relative to implementation of Sand Canyon Avenue within the Irvine Coast Area, the Irvine Company, or its successors or assigns, and The State of California shall participate in providing the right-of-way and grading for the full arterial highway (4 lanes divided) and the construction of 2 travel lanes with parking lane, curb, gutter and sidewalk and median improvements, while The State of California shall be responsible for construction of the additional 2 lanes in consideration of their need for Sand Canyon Avenue for Crystal Cove State Park access. Relative to Pelican Hill Road within the Irvine Coast Area, the Irvine Company, or its successors or assigns, shall be responsible for providing the right-of-way and grading for the full major arterial highway (6 lanes divided) and the construction of 4 travel lanes with parking lane, curb, gutter and sidewalk and median improvements and, if the annual Development Monitoring Program shows that the additional 2 lanes are necessary to adequately serve residential, tourist recreation/commercial and/or recreational transportation needs, no additional development of any kind shall be approved until The Irvine Company and City agree on provisions for timely construction of the additional 2 lanes.

2. Prior to any development inland of Pacific Coast Highway, a program shall be established by the developer, subject to the approval of this Board, to assist in financing of improvements and dedication of right-of-way for the San Joaquin Hills Transportation Corridor.
3. Prior to recordation of the first tract inland of Pacific Coast Highway, the developer shall establish a program for providing an adequate inland circulation system, which system shall include at least 1 new road connecting to acceptable inland highways to serve the plan area other than Pacific Coast Highway and San Joaquin Hills Road. Such circulation system program shall meet the approval of the City of Newport Beach and shall include a phasing program for the developer construction of such new inland access road.
4. Prior to issuance of the building permit for the 101st single family residence or the issuance of the building permit for the 351st hotel or motel room (and directly

related support facilities not to exceed 26,000 square feet) inland of Pacific Coast Highway, the developer shall construct and complete a new inland road connection to serve the area other than Pacific Coast Highway and San Joaquin Hills Road, all in accordance with the approved inland circulation system program.

NBGP10



General Plan Amendment No. 85-1(A)
Adopted February 11, 1985
Resolution No. 85-8

Amend the Land Use and Residential Growth Elements, abolishing the Residential Growth Element by repealing obsolete language from the Residential Growth Element and incorporating the remaining portions of the Residential Growth Element into the Land Use Element.

General Plan Amendment No. 85-1(C)

Adopted December 9, 1985

Resolution No. 85-96

Amend the Land Use Element for property located at 3901 East Pacific Coast Highway, Corona del Mar, as excerpted from the City Council Resolution below:

Change the Land Use designation from "Low Density Residential" and "Retail and Service Commercial" to a mixture of "Multiple-Family Residential" and "Administrative, Professional and Financial Commercial" for specific use for senior citizen housing facilities; with the direction that the property be rezoned to the Planned Community (P-C) District with a Use Permit as the Planned Community Development Plan.

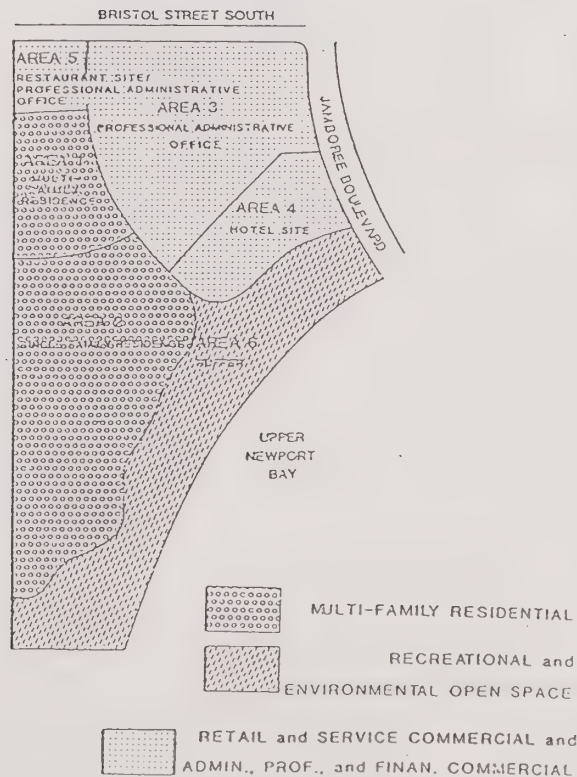


General Plan Amendment No. 85-2(B)
 Adopted September 23, 1985
 Resolution No. 85-75

Amend the Land Use Element as excerpted from the City Council Resolution below:

Designate the Bayview parcel for "Multiple-Family Residential," a mixture of "Retail and Service Commercial" and "Administrative, Professional and Financial Commercial" and "Recreational and Environmental Open Space," and establishes development limitations as follows:

<u>Area</u>	<u>Use</u>
1. MULTIPLE-FAMILY RESIDENTIAL	88 du's
2. Single-Family Residential	145 du's
3. Professional, Administrative Office:	
- office	660,000 sq.ft.
- retail	27,000 sq.ft.
4. Hotel	300 rooms
5. Restaurant/Office	8,000 sq.ft. rest. or 7,000 sq.ft. office
6. Buffer	16 acres



General Plan Amendment No. 85-3
Adopted January 13, 1986
Resolution No. 86-3

Amend the Land Use Element as excerpted from the City Council Resolution below:

Increase the allowed development in Block 700/800 - Pacific Mutual - by 9,500 sq.ft. of office development, or a total of 543,900 sq.ft. of office. The increased development is allocated to Block 700 for expansion of the Pacific Mutual Building.

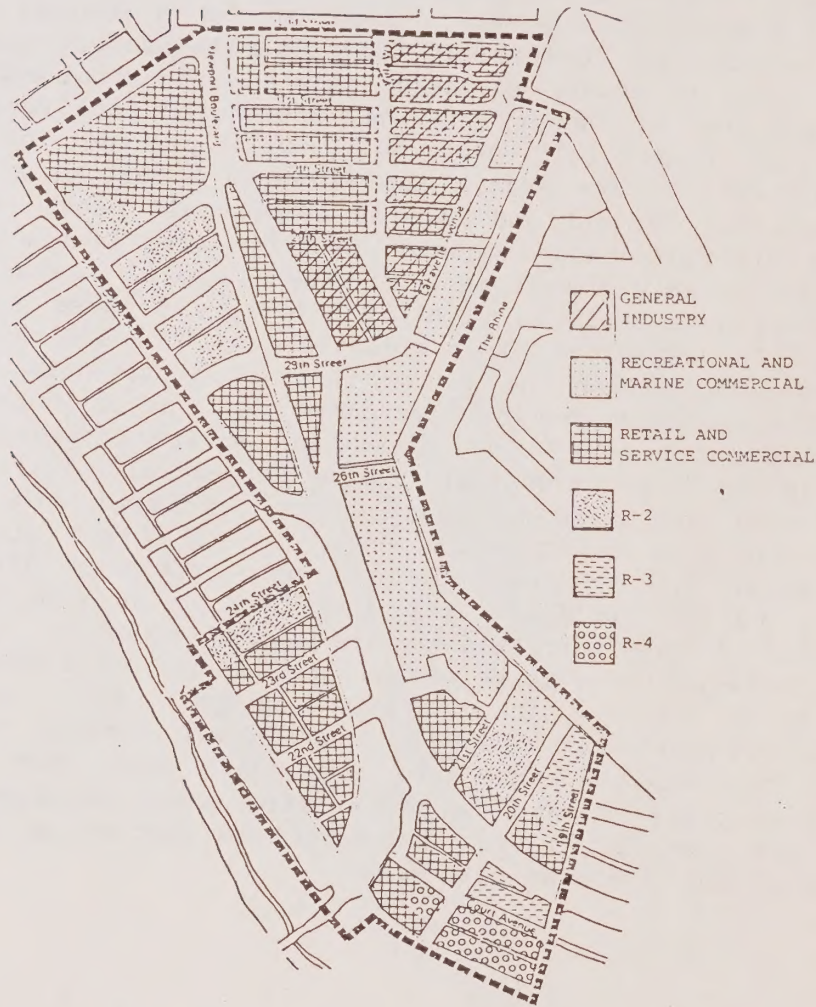


General Plan Amendment No. 86-1(A)
Adopted April 28, 1986
Resolution No. 86-26

An amendment to the Land Use Element as excerpted from the City Council Resolution below:

The Cannery Village bayfront is designated for "Recreational and Marine Commercial" land use. Portions of the inland areas of Cannery Village are designated for a mixture of "Retail and Service Commercial" and "General Industry" land uses in order to encourage marine related industrial uses. The inland area of Cannery Village, designated for "Retail and Service Commercial" uses only, will provide for a specialty retail core area. The McFadden square area is designated for "Retail and Service Commercial" uses. The "Cannery Village/McFadden Square" Specific Area Plan shall guide the orderly development of these areas. Separate residential uses shall be prohibited except in those areas specifically designated for residential use. 'Residential' uses are permitted on the second floor or above where the ground floor is occupied by a permitted use, except in those areas designated for "Recreational and Marine Commercial" uses. In the "Recreational and Marine Commercial" district, professional and business offices are permitted only in conjunction with an incentive use. In all other areas, professional and business offices not providing direct services to the public or not ancillary to an otherwise permitted use are permitted on the second floor or above only. Commercial development shall be limited to a FAR of 1.0 times the site area, except for mixed commercial/residential development which are limited to a maximum FAR of 1.5 the site area (.75 max. FAR for commercial portion); and on those sites where development rights are transferred from one parcel to another up to a maximum of 2.0 times the site area.

General Plan Amendment No. 86-1(A) (Cont.)



U.C. BERKELEY LIBRARIES



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